

Borland & Borland
Independent Estate Agent

Apiary Cottage, Compton

Chichester, PO18 9EX

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BEAUTIFULLY SITUATED COUNTRY HOME….. Enchanting, Detached residence in the desirable village of Compton, set in the West Sussex downland, and within the South Downs National Park. This brick & flint house with delightful gardens, in the sought-after village of Compton, enjoys a truly idyllic setting surrounded by rolling countryside and mature trees, offering an exceptional sense of peace and privacy. Compton Square with its village store & café, is a moment's walk down the road.

The property offers charming and well-balanced accommodation, with a welcoming entrance leading to a characterful Sitting/Family Room featuring exposed beams and a brick fireplace with wood-burning stove. Sliding doors open onto the garden, creating a light and sociable space. The Kitchen is complemented by a Larder & Utility Room, with a separate Dining Room ideal for entertaining. A Study provides a useful home office and there is a downstairs Shower Room.
To the first floor are Five Bedrooms served by Two Bathrooms. Further benefits include a Cellar and a range of Versatile Outbuildings, including a Garage with Loft Room above, studio space and storage, offering excellent potential (subject to consent). Externally, the Extensive Gardens are a particular feature, thoughtfully arranged with lawns, trees, bushes, seating areas, a greenhouse and additional garden structures, all framed by picturesque views across open farmland and the South Downs countryside beyond.

- PERIOD COTTAGE IN SOUTH DOWNS NATIONAL PARK
- POPULAR VILLAGE LOCATION
- CHARACTER FIREPLACES & EXPOSED BEAMS
- FIVE BEDROOMS & THREE BATHROOMS
- THREE RECEPTION ROOMS
- GARAGE/STORAGE; RANGE OF OUTBUILDINGS; CELLAR
- GENEROUS GARDENS
- MAINS DRAINAGE



Offers In Excess of
£1,000,000
Freehold



ACCOMMODATION

MAIN HOUSE

Ground Floor:

- Entrance porch
- Sitting/ Family Room with wood burner
- Dining Room
- Kitchen
- Utility Room & WC
- Study
- Larder
- Shower Room
- Cellar Room

First Floor:

- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bedroom 5
- Family Bathrooms x2

Garage:

- Storage Room
- Music room
- Log store
- Loft Room & WC

External Storage & Spaces:

- Outbuilding Room (5.04m x 3.12m)
- Greenhouse
- Shed
- Summer Room
- Playroom









LOCATION

The village of Compton lies in the heart of the South Downs within the National Park area. It has a village store & café, and recreation ground. There is a local primary school. It is a village and parish in the Chichester district of West Sussex. The parish also includes the nearby villages of West Marden & Up Marden.

Compton is located on the B2146 road, to the southeast of Petersfield, Hampshire and northwest of Chichester. It is also on the Chichester-Petersfield Stagecoach bus route.

Compton is popular with hikers, walkers, dogs and cyclists - the village store & café being a stopping off and refreshment point. It is also an ancient & picturesque village with several listed buildings dating back to the 15-18th Centuries including the local church.

EPC: E
Council Tax: F



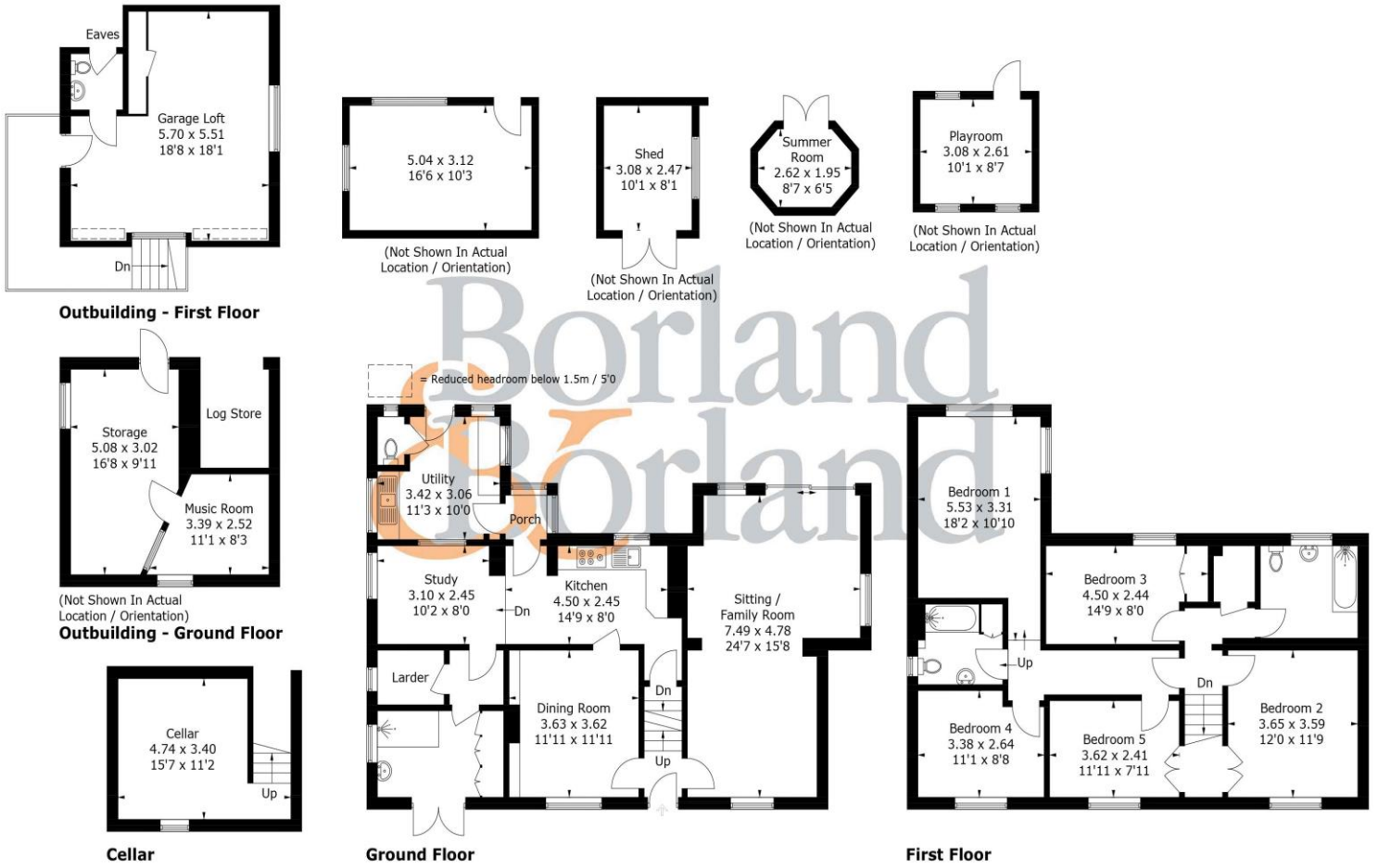






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Approximate Gross Internal Area = 184.9 sq m / 1990 sq ft
Cellar = 14.7 sq m / 158 sq ft
Outbuildings = 86.8 sq m / 934 sq ft
Total = 286.4 sq m / 3082 sq ft



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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate.
These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1305077)





Directions

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