



Swan Cottage, London Road, Ashington RH20

Guide Price **£695,000**



Property Type: Detached House

Bedrooms: 3

Bathrooms: 2

Receptions: 3

Tenure: Freehold

Council Tax Band: E

- Beautiful Character Cottage
- Three Bedrooms
- Modern Kitchen & Separate Utility Space
- Living & Dining Room
- Bathroom & En-Suite
- Conservatory With Under Floor Heating
- 0.21 Acre Plot
- Boot Room & Ground Floor WC
- South/West Facing Rear Garden With A Stream
- Double Garage & Ample Off Road Parking

Occupying a delightful 0.21-acre plot in a sought-after semi-rural setting, this enchanting three-bedroom character cottage effortlessly combines timeless charm with modern convenience. Beautifully presented throughout and wrapped in mature wisteria, the property offers generous and versatile accommodation, three reception rooms, two bathrooms, a detached double garage and a stunning south-west facing garden with its own meandering stream, creating an idyllic country retreat.





INTERNAL - Stepping inside, you are immediately welcomed by a warm and inviting atmosphere where period features blend harmoniously with contemporary comforts. The dual-aspect living room is full of character, centred around an impressive exposed brick fireplace with a log-burning stove, creating the perfect place to relax on cooler evenings. A separate dining room provides an elegant setting for family meals and entertaining, while the vaulted conservatory, complete with ceiling fan and underfloor heating, offers a wonderful year-round living space. Bathed in natural light, it enjoys delightful views across the beautifully landscaped garden and opens seamlessly onto the patio, bringing the outside in.

The stylish modern kitchen has been thoughtfully designed with an excellent range of contemporary cabinetry, generous work surfaces and integrated appliances, including a Rangemaster cooker, making it equally suited to everyday family life. A separate utility room provides additional storage and practicality, while a useful boot room and ground floor cloakroom complete the downstairs accommodation.

Upstairs, the cottage continues to impress with three beautifully presented bedrooms. The superb principal suite enjoys a part-vaulted ceiling with exposed beams, a dual aspect allowing natural light to pour in, an extensive range of fitted wardrobes and a modern en-suite shower room. Two further well-proportioned bedrooms are served by a beautifully appointed family bathroom.

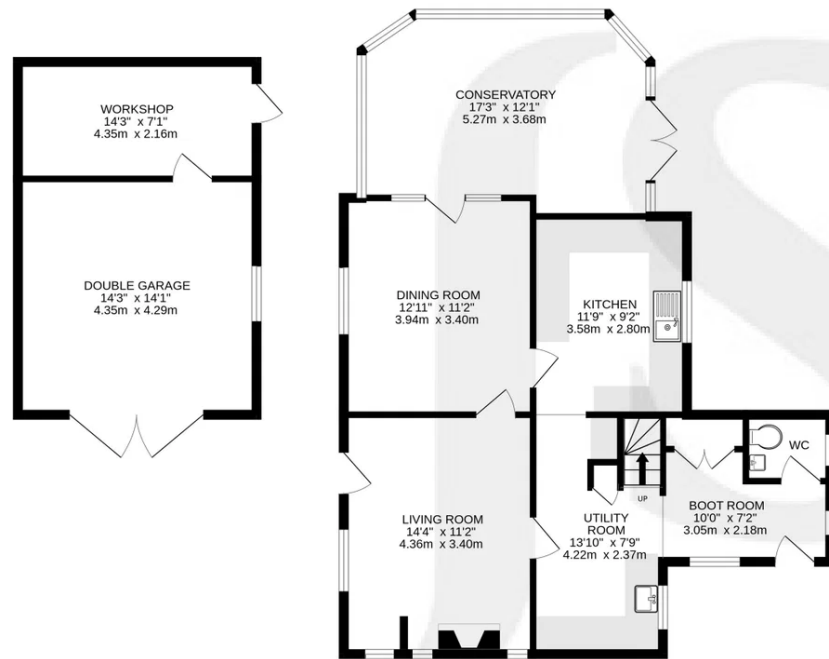


EXTERNAL - The picturesque wisteria-clad façade creates exceptional kerb appeal and sets the tone for what lies beyond. A generous driveway provides ample off-road parking and leads to a detached double garage, complete with a workshop and useful loft storage, making it ideal for hobbies, storage or additional workspace.

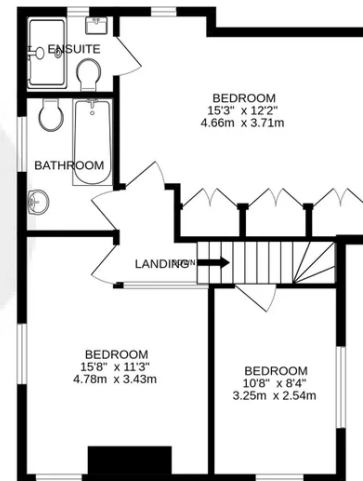
The magnificent south-west facing rear garden is undoubtedly one of the property's standout features. Extending to approximately 0.21 acres, this peaceful haven has been lovingly maintained and offers an abundance of colour, texture and wildlife throughout the seasons. A charming stream gently meanders through the garden, crossed by an attractive composite bridge, creating a truly magical setting. Designed with both relaxation and entertaining in mind, the garden features a spacious patio with beautiful jasmine overhead, expansive lawns, productive vegetable beds, a delightful summerhouse, greenhouse and an array of mature trees, shrubs and flowering borders. This exceptional outdoor space offers a wonderful sense of privacy and tranquillity, making it the perfect place to unwind and enjoy the surrounding countryside.

SITUATED - Ashington is a highly regarded semi-rural village nestled on the edge of the South Downs National Park, perfectly positioned between Worthing and Horsham. The village offers an excellent range of everyday amenities, including a well-respected Church of England primary school, local shops, a pharmacy and a traditional village pub, all contributing to its strong

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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