



Middle Cottage, Binderton - PO18 0JS

Guide Price £650,000 Freehold - CHAIN FREE -



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Middle Cottage

Binderton, Nr. Chichester

A charming Grade II* listed two-bedroom period cottage forming part of the north wing of Binderton House set in a delightful rural position within the South Downs National Park.

Binderton House is understood to date from circa 1677 and was remodelled in the Georgian style in the late 18th century. Formerly the Dower House of the West Dean Estate, and the country home of Prime Minister, Sir Anthony Eden, it is a building of considerable architectural and historic interest. Middle Cottage forms part of the north wing and combines heritage and character with well-presented and thoughtfully improved accommodation.

- Beautifully presented Grade II* listed cottage
- Bright open-plan kitchen/living/dining room
- Ground floor cloakroom/utility room
- Two good-sized double bedrooms
- Private paved courtyard and mature garden
- Single garage – held under separate title
- Residents' parking
- Log burning stove
- NO ONWARD CHAIN





ACCOMMODATION:

The cottage offers particularly appealing accommodation with excellent ceiling heights to the ground floor, creating a wonderful sense of light and space, together with character features including exposed timber beams, period shutters and a log burning stove.

The accommodation comprises an entrance hall with stairs rising to the first floor and access to a ground floor cloakroom/utility room. Beyond is a superb open-plan kitchen/living/dining room which forms the heart of the house and opens directly onto the private courtyard and garden, making it a lovely space for both everyday living and entertaining.

The kitchen has been tastefully improved during the current owners' tenure and now includes refurbished units, stone worktops, an inset sink, updated taps, induction hob, dishwasher and new lighting. The owners have also carried out a number of further improvements including full redecoration throughout, remodelling of the downstairs utility/boot room, installation of a new stair newel post, handrail and balustrade, new carpets to the stairs and first floor, and a full refurbishment of the upstairs bathroom with new suite, shower and flooring.







ACCOMMODATION:

At first floor level there are two good-sized double bedrooms and a family bathroom. The cottage is presented in very good order throughout and successfully combines its period character with thoughtful updating, making it an extremely appealing home in this sought-after rural setting.

Outside, the property is set back from the driveway with an open lawn area and stone path leading to the front door. To the rear, the property enjoys a delightful private courtyard and garden beyond, directly accessed from the main living space, providing a sheltered and attractive area for alfresco dining and entertaining.

External improvements include refurbishment of the upper front windows and kitchen window sills, installation of a new amplifier/aerial and further exterior landscaping.

The property benefits from residents' parking together with a garage held under separate title.



LOCATION:

Binderton is a delightful and highly regarded hamlet in an exceptionally beautiful setting at the foot of the South Downs, surrounded by unspoilt countryside within the South Downs National Park. This is a particularly appealing part of West Sussex, well known for its rolling downland, scenic walks and access to some of the area's most notable estates and attractions.

The property is ideally placed for Goodwood, with its celebrated horse racing, golf and internationally known motoring events, whilst the nearby West Dean Estate adds further appeal with its historic parkland, gardens and excellent walking country. The cathedral city of Chichester lies within convenient reach and provides a comprehensive range of shopping, cultural and leisure facilities, together with a mainline railway station and access to the wider road network.

INFORMATION: Services: Mains drainage, oil-fired central heating | Tenure: Freehold | Local Authority: Chichester District Council | Council Tax Band: F | Listing: Grade II*

Parking: One garage under separate title & residents' parking

Note: The owners have advised there is no use of communal gardens

what3words: ///envisage.result.shields





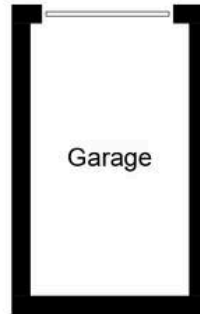
Middle Cottage, Binderton House, Binderton Lane, PO18 0JS

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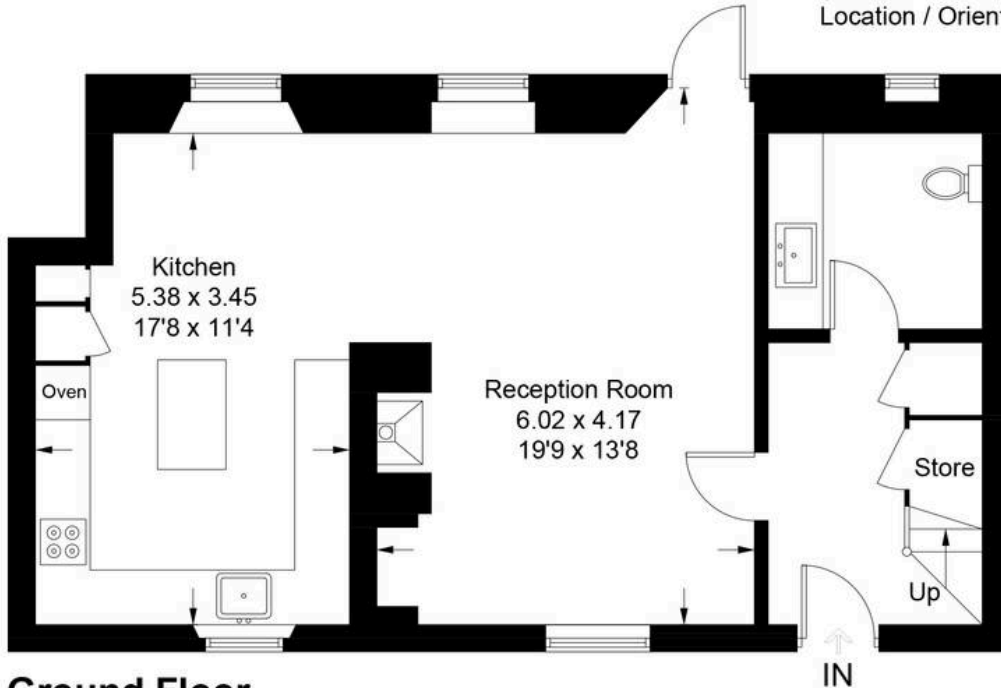
Approximate Gross Internal Area = 113.1 sq m / 1217 sq ft
(Excluding Garage)



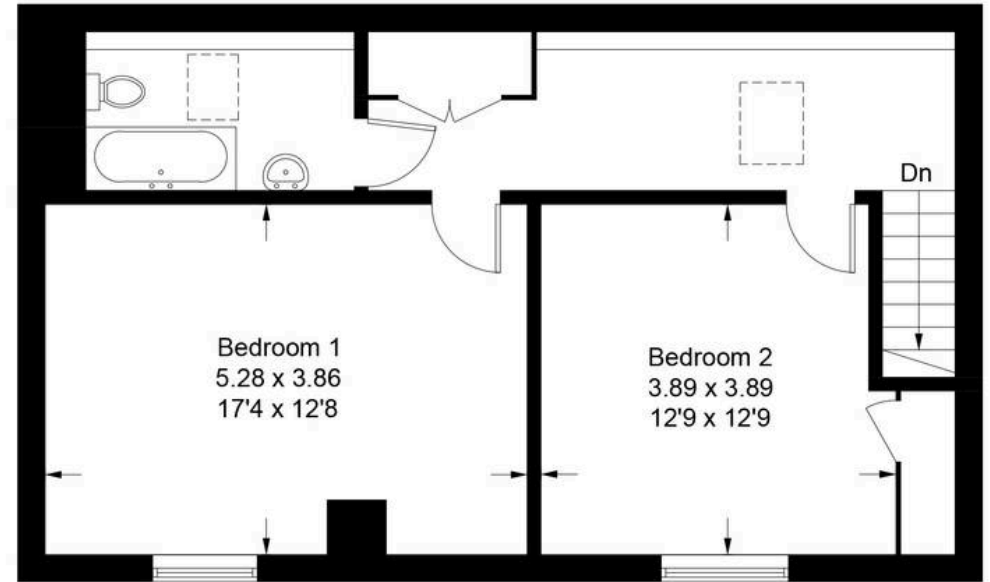
Produced for Stride & Son Estate Agent.



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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