



2 Pond Cottages, West Marden, PO18 9EW

Guide Price £450,000

2 Pond Cottages, West Marden

A charming period cottage in the heart of the South Downs National Park with no onward chain.

- Charming end of terrace period cottage
- Idyllic village setting
- Two reception rooms
- Kitchen
- Three first floor bedrooms
- New oil fired combination boiler
- Double glazed windows throughout
- Two useful outbuildings
- No onward chain

A charming three-bedroom end-of-terrace period cottage, pleasantly situated within the idyllic village of West Marden, in the heart of the glorious South Downs National Park. The property offers a wonderful opportunity to modernise and personalise, whilst retaining much character and charm.

The cottage features a rendered front elevation, complemented by an attractive exposed flint and brick rear elevation. Modern double-glazed windows have been installed, and a new oil-fired combination boiler was fitted in 2024, serving radiators on both ground and first floors.





The accommodation briefly comprises an entrance hall, two well-proportioned reception rooms, each benefiting from a fireplace, and a kitchen. To the first floor are three bedrooms and a bathroom.

Outside, the front garden is bordered on two sides by a combination of walling and hedging, while the rear garden provides a particularly good opportunity for the new owner to create their own outdoor space, being principally laid to lawn and offering a blank canvas for landscaping. There are also two small brick and flint outbuildings, each beneath a tiled roof.

The property benefits from a pedestrian right of way over the rear garden of the neighbouring cottage.

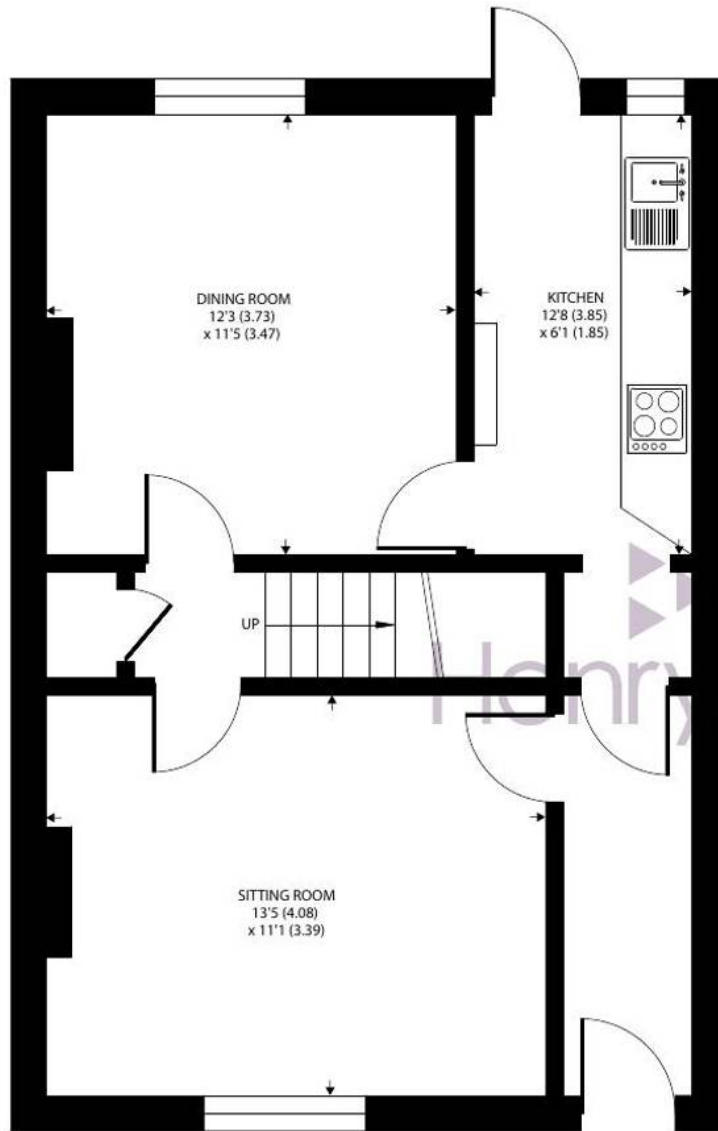
West Marden is an attractive rural village situated within the South Downs National Park, approximately 10 miles north-west of Chichester and a similar distance south-east of Petersfield, providing an appealing combination of village life and access to the surrounding countryside.

The property is being sold with no onward chain.

**Chichester District Council - 26/27 Tax Band E £2,987.46
EPC-E**







Approximate Area = 978 sq ft / 90.8 sq m

For identification only - Not to scale



Location - West Marden is a delightful downland village to the north west of Chichester and hosts a friendly local public house. The property is located in the South Downs National Park and gives excellent opportunities for walking, riding and general countryside pursuits. West Marden is within easy access to Chichester, Emsworth and Petersfield. Nearby Compton village has a local tea rooms, a church and primary school. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival.

Directions - Proceed north west out of Chichester on the B2178. On entering Funtington, turn right after The Fox & Hounds public house into Hares Lane (B2146). Proceed in a northerly direction, pass the turning to Walderton and continue to West Marden. On entering West Marden turn left, sign posted to Rowlands Castle, and the property is on the right. What3words - minority.salt.afflicted

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk

