



# Bullseye, 7 Wildham Lane, Stoughton PO18 9JQ



**RURAL FLINT COTTAGE WITH COUNTRYSIDE VIEWS.....** Charming, Grade II Listed Flint Cottage in the desirable village of Stoughton, set in the West Sussex downland, and within the South Downs National Park. There are countryside walks on the doorstep and the local pub is a moment down the road,. This Detached Cottage with its countryside views to the front and rear, is set in a substantial plot with generous garden to the side & rear. The ground floor accommodation consists of a large Sitting Room with Open Fireplace and separate Dining Room next to the Kitchen. There is also a Garden Room and a Bathroom to the rear of the property. Upstairs there are Three Bedrooms and a further Family Bathroom.

There is a Driveway to the side of the property with a Garage/Workshop at the end of it. In the absence of mains drainage & gas there is a cesspit and an oil tank. The extensive, Rear Garden with its mature shrub borders, is set against a backdrop of the rolling hills of the South Downs. This delightful property is now worthy of some modest updating and must be seen - Book a Viewing Now!

- CHARMING DETACHED FLINT COTTAGE
- SET IN SOUTH DOWNS NATIONAL PARK
- GRADE II LISTED
- TWO RECEPTION ROOMS, THREE BEDROOMS, TWO BATHROOMS
- RURAL VIEWS & SURROUNDINGS
- DRIVEWAY & GARAGE/ WORKSHOP
- EXTENSIVE REAR GARDEN
- MODEST UPDATING REQUIRED

Asking Price  
£950,000  
Freehold





# ACCOMMODATION

## Ground Floor:

- Entrance Lobby
- Sitting Room with open fireplace & door to rear garden
- Dining Room with stable door to kitchen
- Fitted Kitchen
- WC/ Bathroom
- Garden Room to rear garden



## First Floor:

- Bedroom 1 with built-in cupboards
- Bedroom 2
- Bedroom 2 with rural views
- Family Bathroom

## Exterior:

- Extensive Rear & Side Gardens with lawn, patio, shrub borders & rural views
- Shed
- Garage/ Workshop
- Driveway with Parking
- Cesspit
- Oil Tank

NB. There are no mains drainage or gas services in Stoughton

EPC: N/A (Exempt)

Council Tax: F





## LOCATION

Stoughton is a pretty downland village, northwest of Chichester with a rural, countryside setting. It provides plenty of walking/hiking, dog walking & cycling opportunity with its accessible footpaths & bridleways across the South Downs.

Stoughton is also within easy reach of Chichester and the towns of Emsworth, Havant & Petersfield with their shops and rail links to London and Portsmouth. There is a parish church and a popular, village pub in Stoughton, with nearby shopping in Westbourne and Emsworth. A selection of farm shops in the vicinity offer fresh, local produce such as butchers at Adsdean & Stansted and vegetables/fruit at Southbourne.

The nearby Cathedral City of Chichester is home to the Festival Theatre, as well as the Goodwood Estate, which is internationally renowned for its famous racecourse and its motor events such the Festival of Speed and the Revival Meeting.

NB: We understand the property has a history of flooding. Please call the agent for further information.



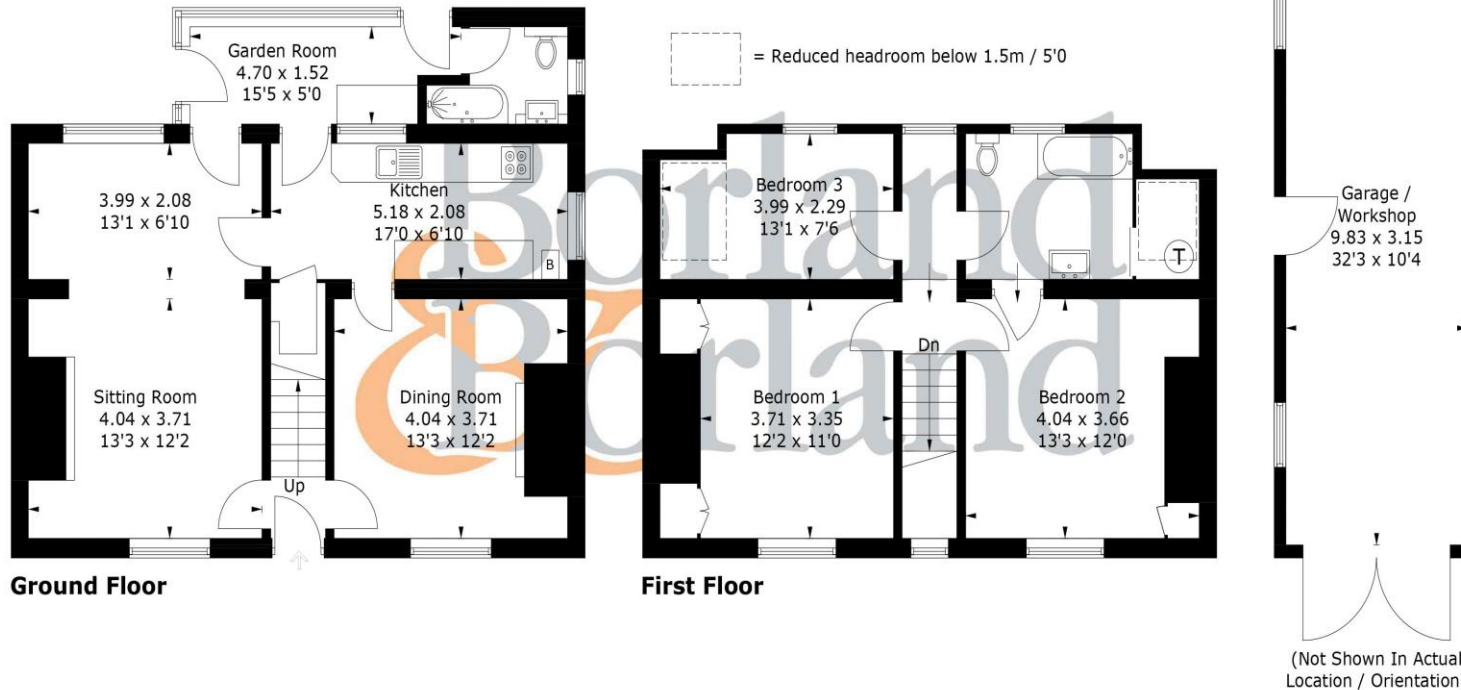


# Bullseye, 7 Wildham Lane, PO18 9JQ

Approximate Gross Internal Area = 126.4 sq m / 1360 sq ft

Garage / Workshop = 31.0 sq m / 334 sq ft

Total = 157.4 sq m / 1694 sq ft



## Directions

SatNav: PO18 9JQ

## PRODUCED FOR BORLAND & BORLAND ESTATE AGENTS

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. (ID1249006)

‘IMPORTANT NOTICE Borland & Borland gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information with the particulars by inspection or otherwise. 3. Borland & Borland does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Borland & Borland does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Borland & Borland will try to have the information checked for you.

9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

rightmove

naea | propertymark  
PROTECTED