



Water Reed Cottage, 63 Midhurst Road, Lavant, PO18 0BP

Guide Price £399,950

Water Reed Cottage, Lavant

A charming Grade II Listed thatched cottage on the southern border of the South Downs National Park.

- Charming Grade II listed semi-detached thatched cottage
- Downland village setting within the South Downs National Park
- Approximately three miles north of Chichester
- Wealth of period character including exposed beams and low ceilings
- Delightful sitting room with feature Inglenook fireplace
- Traditional kitchen with dresser unit and stable door to garden
- Two first-floor bedrooms
- New gas central heating system installed in 2022
- Landscaped, secluded rear garden with mature borders
- Attached garage, courtyard/driveway and no onward chain

A charming “chocolate box” semi-detached Grade II listed period thatched cottage, situated in a Downland village setting approximately three miles north of Chichester within the glorious South Downs National Park.

Steeped in character and charm, the property features low ceilings, exposed beams and a secluded, attractively landscaped garden. A new gas central heating system was installed in 2022.





The present owner principally uses the rear access from St Nicholas Road, which leads through a gated entrance to a courtyard/driveway and attached garage.

The accommodation comprises an entrance porch leading into a study/reception hall, together with a delightful sitting room featuring an attractive inglenook fireplace and exposed beams. The traditional kitchen has a range of fitted cupboards, an attractive dresser unit, space for a range-style cooker, beamed ceiling and feature exposed-beam wall. A stable door provides access to the rear garden.

On the first floor are two bedrooms, with the property retaining many of the features and proportions associated with a traditional period cottage.

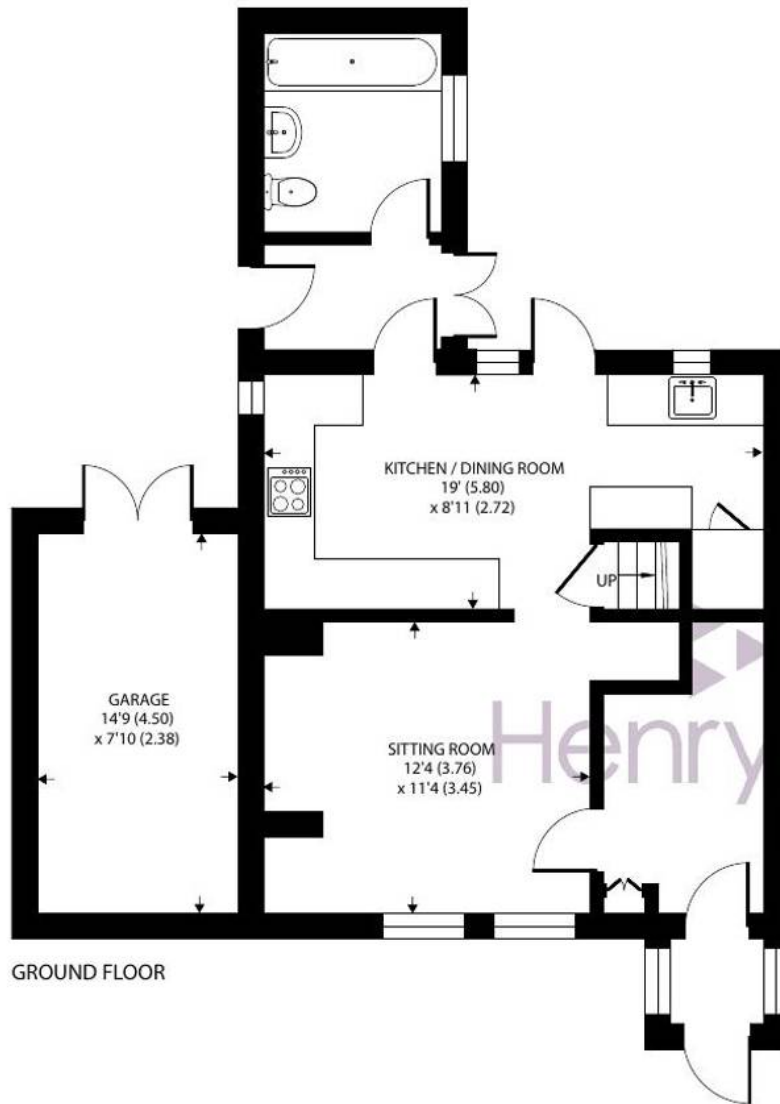
Outside, there is an enclosed front garden with a pedestrian pathway to the side, leading through a gate to the rear courtyard. The secluded rear garden is attractively landscaped, with a block-paved patio and steps rising to an extensive lawn enclosed by mature borders.

No onward chain.

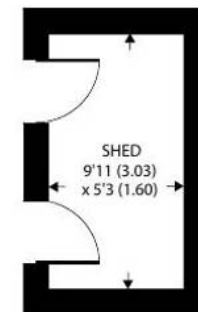
Chichester District Council - 26/27 Tax Band D £2,447.24 EPC- (Grade II Listed)







Denotes restricted
head height



NOT SHOWN IN
ACTUAL LOCATION

Approximate Area = 765 sq ft / 71 sq m
 Limited Use Area(s) = 40 sq ft / 3.7 sq m
 Garage = 115 sq ft / 10.6 sq m
 Outbuilding = 52 sq ft / 4.8 sq m
 Total = 972 sq ft / 90.1 sq m

For identification only - Not to scale



Location - The property is situated centrally within the semi-rural downland village of Lavant within the rolling foothills of The South Downs National Park and close to the famous Goodwood Estate. The latter offering many popular motor car and horse racing events along with two stunning golf courses. Lavant has a good community with a number of local amenities such as two public houses, two churches, village hall on the green, cricket and football club and both a children's nursery and a primary school. Centurion Way, the popular cycle route and footpath passes through the village from the city of Chichester and runs right up into The South Downs. The historic Cathedral city of Chichester lies some three miles to the south and has fantastic facilities including shops, restaurants, bars, pubs, The Festival Theatre, Pallant House Gallery along with a mainline railway station with services to London Victoria. Just south of the city lies Chichester Harbour, its calm and picturesque waters attracting many sailors and water sports enthusiasts and lying at the entrance to the harbour are the sandy beaches of both West Wittering (a blue flag beach) and East Head, the latter offering well preserved sand dunes.

Directions - Proceed north out of Chichester on the A286, signposted to Midhurst. Proceed through Lavant and after the church turn right into St Nicholas Road. At the junction turn left and then after a short distance take the first turning on the left. Proceed to the end of the cul-de-sac where the rear entrance of Water Reed Cottage can be found on the left. What3words - help.prices.update

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

