

Shaydens Cottage, Stane Street, Maudlin, PO18 0PB

Guide Price £525,000

Henry Adams
estate agents

Shaydens Cottage, Maudlin

A stunningly restored period cottage combining beautiful character features with contemporary living.

- Gorgeous flint and brick attached period cottage
- Appealing location
- Stylishly restored and modernised
- Impressive open-plan living
- Two attractive inglenook fireplaces
- Integrated Loxone smart home system
- Two double bedrooms and bathroom a
- Versatile lower-ground-floor study/snug
- Separate home office/gym
- Secluded landscaped rear garden
- Three allocated parking spaces

A truly enchanting flint and brick attached period cottage, enviably situated on the doorstep of the Goodwood Estate and the glorious South Downs National Park, yet just two miles from the historic city centre of Chichester.

Rich in charm and character, this exceptional home has been stylishly and sympathetically restored, blending the warmth and individuality of a traditional period property with the comfort, technology and convenience of modern living.











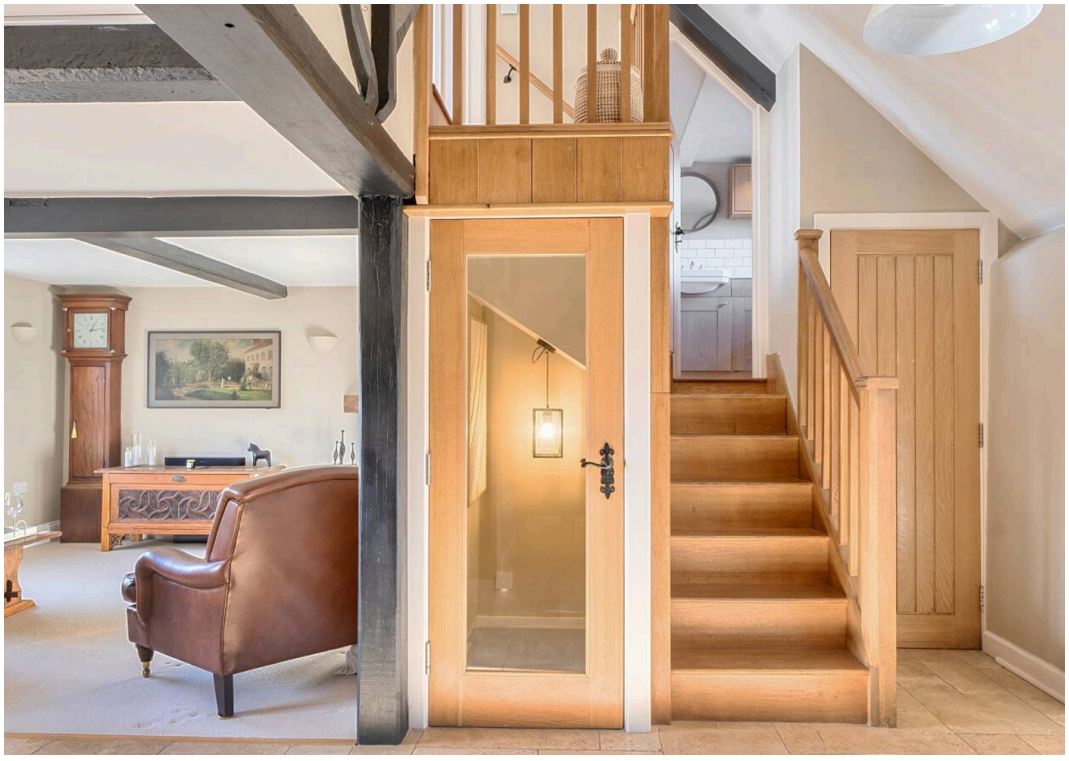


At the heart of the cottage is a wonderful open-plan living arrangement, where the entrance hall flows seamlessly into the sitting and dining areas and an impressive country-style kitchen. Featuring a vaulted ceiling, oak-fronted wall and floor cupboards, contrasting deep grey work surfaces and a breakfast bar, the kitchen provides both practicality and character.

The delightful sitting/dining room is particularly atmospheric, with an attractive inglenook fireplace at either end, one incorporating a wood-burning stove. Three windows are beautifully appointed with low-level plantation shutters, automated roller blinds and stylish retro-inspired radiators beneath, creating a wonderfully individual living space.

Technology has been thoughtfully integrated throughout, with a Loxone home automation system allowing lighting, heating, shading, sound system and CCTV to be conveniently controlled via a mobile device.

Stairs from the entrance hall descend to a useful utility room and cloakroom, whilst a further staircase leads to a versatile study/snug, which could also serve as an occasional bedroom if required (please note restricted headroom of approximately 5ft 8in). In keeping with the cottage's original character, the two double bedrooms and bathroom are arranged over a split-level first floor.

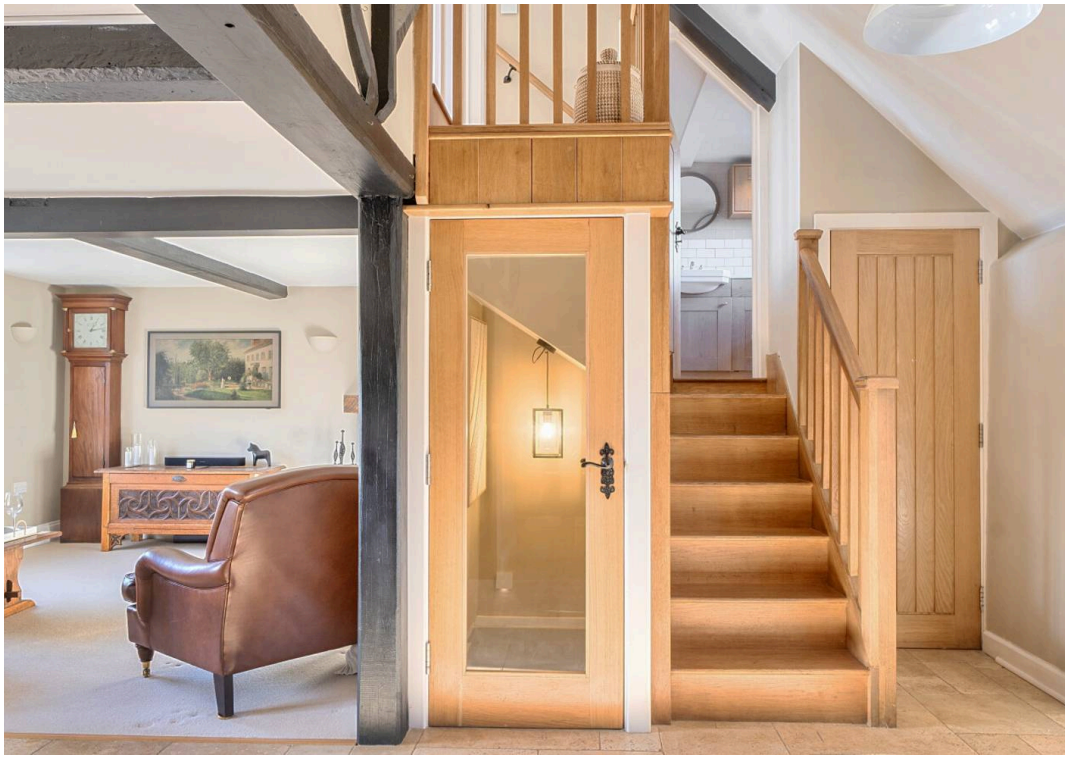




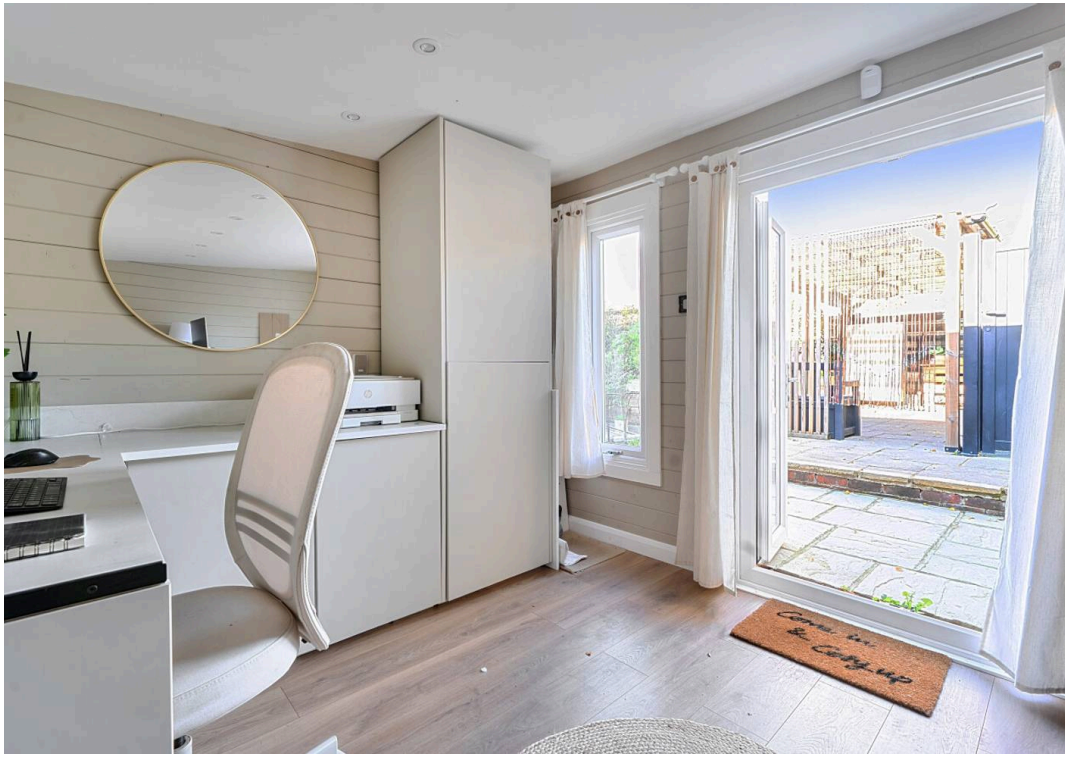














Approximate Area = 1077 sq ft / 100 sq m
Outbuildings = 186 sq ft / 17.2 sq m
Total = 1263 sq ft / 117.2 sq m
For identification only - Not to scale

Outside - The property continues to impress, with a separate home office/gym and a beautifully secluded, enclosed rear garden. Thoughtfully landscaped, it features inviting seating and barbecue areas, lawn, raised planting beds, remote-controlled mood lighting and an attractive water feature, providing a particularly special setting for outdoor relaxation and entertaining.

A gated access leads from the garden to the first of three allocated parking spaces. The property is approached via double five-bar gates from Stane Street, approximately 50 metres beyond the cottage, with a shared gravel driveway leading to two further parking spaces, which are held under a separate title.

An exceptionally characterful home offering a rare combination of period charm, sophisticated modernisation, versatile accommodation and a delightful setting close to both Goodwood and Chichester.

Chichester District Council - 26/27 Tax Band D £2,475.39 EPC-D

Location - Situated in the hamlet of Maudlin on the periphery of Chichester, close to the Westhampnett Community Hall, smart new children's purposely designed nursery, The March C of E Primary School (rated Ofsted Good in March 2023), St Peters church and a bus stop nearby with a regular service into Chichester. Nearby is Goodwood and the beautiful South Downs countryside. 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. There are water sports activities at Chichester Watersports and excellent sailing facilities around Chichester Harbour and beaches at West Wittering.

Directions - Proceed east out of Chichester along St Pancras and on into Westhampnett Lane. At the final roundabout take the second exit Stane Street (signposted to Westhampnett & Halnaker). Proceed for approximately 0.68 of a mile and at the mini roundabout turn left where the property is immediately on your left. What3words - painters.succumbs.pounding









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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.