



Brocks Hill, Walderton - PO18 9EA

Guide Price £750,000 - FREEHOLD - NO ONWARD CHAIN



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Brocks Hill

Walderton, Chichester

Brocks Hill is a detached four-bedroom house occupying a superb position in the heart of the South Downs National Park.

Enjoying far-reaching downland views and a beautifully established garden, the property offers generous and well-balanced accommodation, with immediate access to the South Downs footpath network and wonderful open countryside.







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The ground floor provides an entrance hall, cloakroom, L-shaped living room with open fireplace, garden room, kitchen/dining room, utility room, and conservatory.

On the first floor, there is a landing with two airing cupboards, a principal bedroom with wash hand basin, three further double bedrooms, a family bathroom, and a second shower room with WC.

The gardens are a real feature of the property, with lawn, raised beds, mature trees and shrubs, and lovely views over the surrounding farmland.

To the front is a further area of garden, a driveway with parking for several vehicles, and an attached garage with a metal up-and-over door.



The property lies within the hamlet of Walderton, which is within easy walking distance.

The house is well located for the nearby villages of Compton and West Marden—Compton with a traditional village shop and tearoom, and West Marden home to the popular Victoria Inn.

Brocks Hill is ideally placed for access to extensive walking, cycling, and riding across the South Downs.

The cathedral city of Chichester lies approximately nine miles to the south, offering a wide range of amenities, cultural attractions, and mainline rail connections to London.

To the south of the city is Chichester Harbour, a designated Area of Outstanding Natural Beauty, well known for its excellent sailing and water sports opportunities.

Council Tax band: F - Chichester District Council

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

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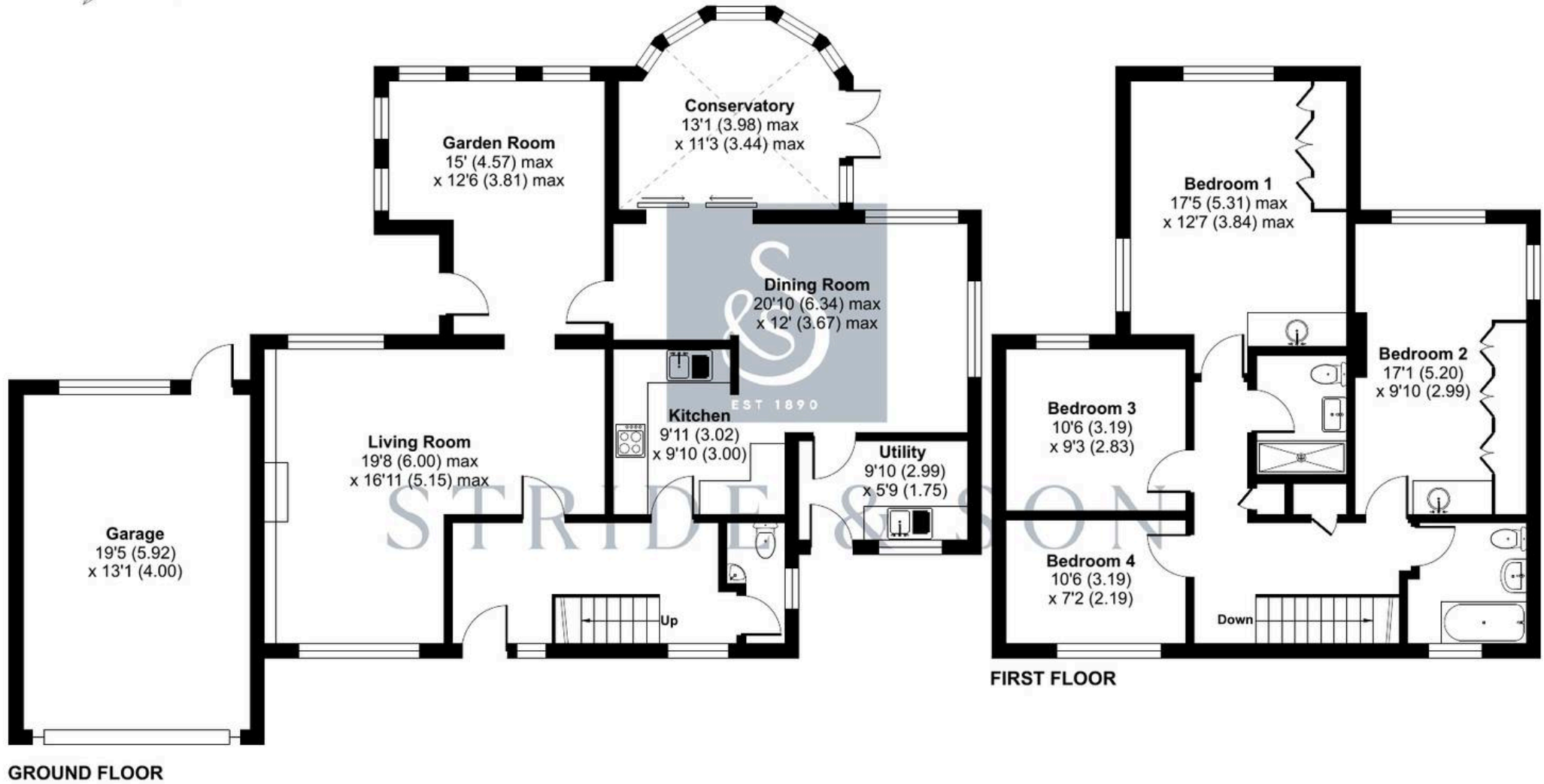
Brocks Hill, Walderton, Chichester, PO18

Approximate Area = 1870 sq ft / 173.7 sq m

Garage = 255 sq ft / 23.6 sq m

Total = 2125 sq ft / 197.3 sq m

For identification only - Not to scale





Stride & Son

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