



Michaelmas Cottage, 30 South Lane, Houghton - BN18 9LN

Guide Price **£775,000**

Michaelmas Cottage, 30 South Lane, Houghton

- A beautiful quintessential country cottage on the South Downs and Monarchs Way in the lovely village of Houghton
- Grade II listed cottage dating back to 1662 with later additions from the 1980's
- Sitting room with wood burner, inglenook fireplace and French doors to garden
- Solid wood flooring to sitting room by Sussex Wood Company
- Double aspect dining room with feature fireplace
- Kitchen with electric AGA, separate oven and hob, solid granite work surface, central island and ample storage
- Ground floor bedroom or additional reception space with mezzanine level above
- Ground floor cloakroom, study and utility room with stable door access to garden
- Main bedroom with fitted wardrobes and en-suite shower room
- Further double bedroom, single bedroom and family bathroom
- Lovely cottage gardens with various seating areas, double garage and driveway parking

This enchanting detached cottage, located in the heart of the picturesque village of Houghton, offers a unique opportunity to acquire a quintessential country home steeped in history. Dating back to 1662, this Grade II listed residence seamlessly blends period charm with later additions from the 1980s, creating a versatile and characterful home.

The welcoming sitting room features a wood burner set within an impressive inglenook fireplace, complemented by solid wood flooring crafted by the Sussex Wood Company and French doors that fill the space with natural light whilst accessing the rear garden. The double aspect dining room, boasting its own feature fireplace, provides an inviting setting for family meals or entertaining guests. The well-appointed kitchen is equipped with an electric AGA, a separate oven and hob, solid granite work surfaces, a central island and ample storage catering to the needs of keen cooks and busy households alike. A flexible ground floor bedroom, which can also serve as an additional reception space which benefits from a charming mezzanine level above, ideal for a study area or reading library. Further ground floor accommodation includes a cloakroom, a dedicated study, and a utility room with stable door access to the garden.

Upstairs, the main bedroom is fitted with wardrobes and enjoys the luxury of an en-suite shower room. Two further bedrooms (one double and one single) are served by a stylish family bathroom. The property is perfectly situated for those seeking a tranquil village lifestyle, with two traditional pubs and the inviting Riverside tea rooms just a short stroll away along with numerous countryside walks along the South Downs and Monarchs Way.

Excellent transport links are close at hand, with a mainline station providing easy access to London and the South Coast, making this an ideal choice for commuters as well as those working from home. This beautifully maintained cottage offers a rare blend of period features, modern comforts, and a sought-after South Downs location, presenting a wonderful opportunity to embrace village life in a truly special setting.

Houghton in the heart of the South Downs National Park has everything on your door step, lovely country walks, public houses with the George and Dragon and The Bridge Inn, other eateries are The Boat House and Riverside South Downs. The mainline railway station to London and the South Coast from Amberley, Amberley Museum. A short distance away you will find the historic town of Arundel with the Castle and Cathedral which has many events throughout the year and Petworth with its historic house and gardens designed by Capability Brown. Chichester with culture, shopping, theatre and cinema and surrounding coastal areas. Goodwood a short drive away famous for its horse racing and motor sport lies on the outskirts of Chichester.

Council Tax band: G

Tenure: Freehold









Approximate Area = 1839 sq ft / 170.8 sq m

Limited Use Area(s) = 54 sq ft / 5 sq m

Garage = 309 sq ft / 28.7 sq m

Total = 2202 sq ft / 204.5 sq m

For identification only - Not to scale





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