



## Court Cottage, West Marden - PO18 9EN

Guide Price £950,000



STRIDE & SON



# Court Cottage

West Marden, Chichester

Occupying an elevated position in the heart of this downland village, a delightful, three bedroom detached cottage having been sympathetically renovated by the current owners.

- Detached cottage, improved in keeping with its original character in the heart of the downland village of West Marden
- Elevated position with lovely village and countryside views
- Spacious three-bedroom accommodation arranged over two floors
- Dual-aspect kitchen/dining room with handmade units, stone flooring and access to the garden
- Characterful sitting room featuring an open fireplace with stone hearth and oak mantel
- Principal bedroom with bespoke fitted wardrobes and en-suite shower room
- Two further double bedrooms and a well-appointed family bathroom
- South-facing, beautifully established garden offering privacy and outdoor entertaining space
- Car port, off-street parking for two vehicles and useful utility/boot room
- Adjacent paddock extending to approximately 1.76 acres, ideal for equestrian or lifestyle use may be available by separate negotiation











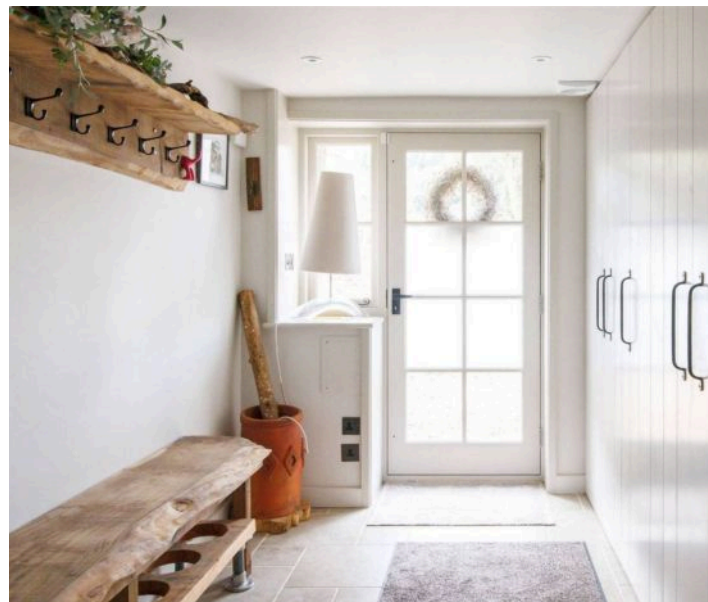
## Court Cottage

### ACCOMMODATION

**GROUND FLOOR:** The front door leads to the hallway with adjacent cloakroom and stairs leading to the first floor. The kitchen/dining room is dual aspect with views over the village from the kitchen window, and over the rear garden from the dining space, which has a fitted bench seat and a glazed door to the south facing terrace and garden.

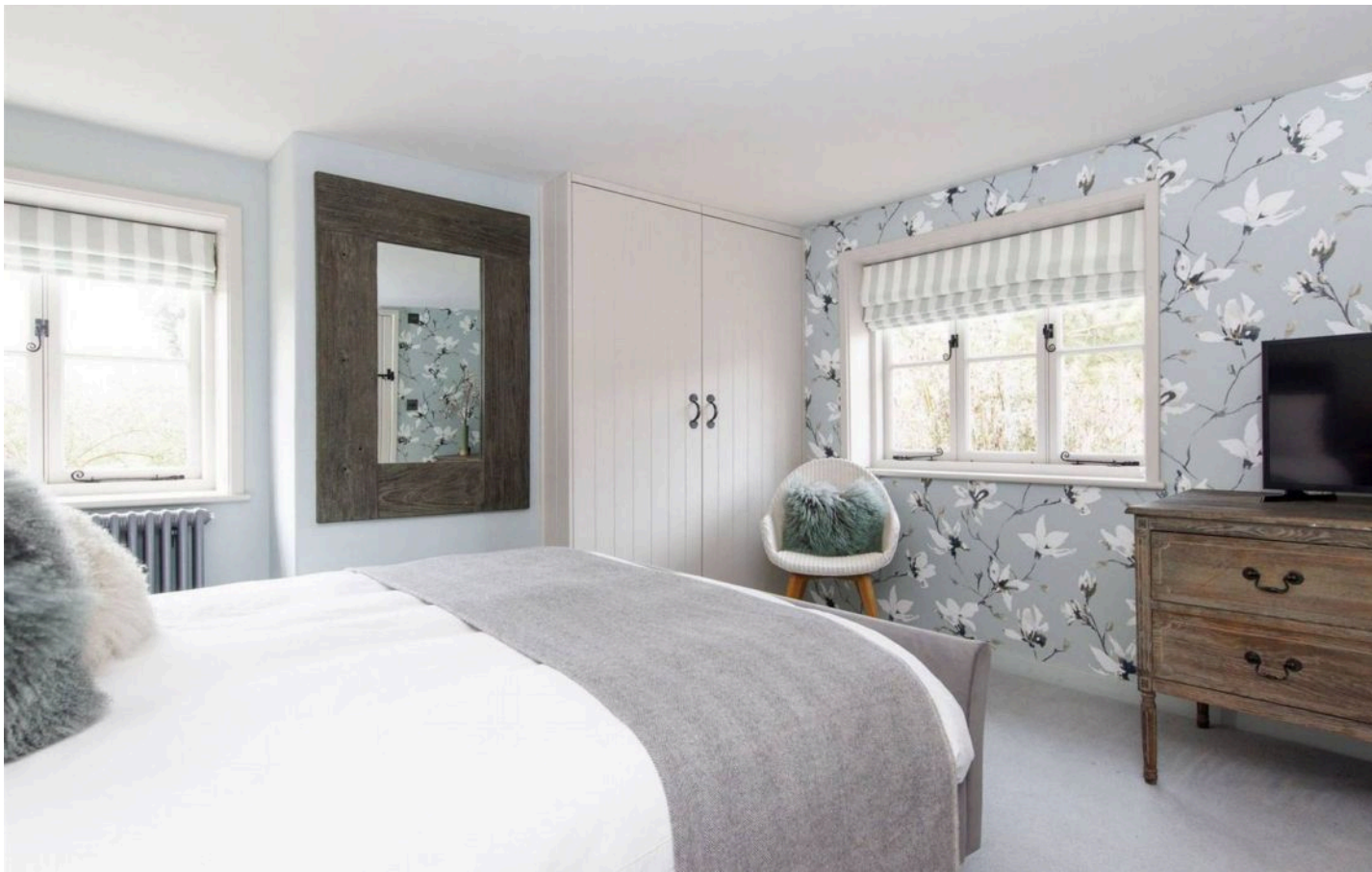
The cottage retains a wealth of charm and many original features and the sitting room has an open fireplace with stone hearth and oak mantel, is also dual aspect with views over the rear garden.

The kitchen comprises a range of handmade base cupboards, integrated dishwasher, space for a range cooker with extractor hood over, space for fridge/freezer, Butler sink, wine fridge and stone floor throughout.



Accessed from the kitchen, and with a glazed door to the driveway, is a utility/boot room with stone floor and a fantastic range of cupboards, behind which are the washing machine/dryer, sink with cupboards and drawers below and further store cupboards.





## Court Cottage

### ACCOMMODATION

FIRST FLOOR: From the entrance hall, stairs (with half landing and large glazed picture window) lead to the first floor landing with store cupboard.

The master bedroom has bespoke fitted wardrobes and an ensuite shower room, whilst bedroom 2 is a further double with fitted handmade wardrobes, and bedroom 3 is a double room with beautiful views.

There is a family bathroom with bath, shower cubicle, high level WC, wash hand basin and airing cupboard.





OUTSIDE: Court Cottage has a carport to the east of the house with a gate and steps up to the front door and side access to the rear garden. Double electric timber gates on the western side of the house open into a gravelled parking area for 2 cars bounded by flint walling with a gate to the garden, and a door with covered porch to the utility/boot room.

A particular feature of the house is the garden lying to the south of the cottage. Mainly laid to lawn, with a paved patio area, it is well established and stocked with a wide variety of mature trees and shrubs providing a good degree of privacy.

Beyond the garden is a paddock area extending to approximately 1.76 of an acre bounded by post and rail fencing which may be available by separate negotiation.

#### INFORMATION:

Services: Mains water and electricity – no gas.

Local Authority: Chichester District Council

Council Tax Band: Band F

Energy Rating: Band G











West Marden is located in the heart of the South Downs National Park to the north east of Chichester and provides excellent opportunities for walking, riding and other country pursuits.

The village has a friendly local pub and is easily accessible to Emsworth and Petersfield whilst the nearby village of Compton has a Church, primary school and village pub.

The Cathedral City of Chichester offers excellent high-street shopping, many fashionable restaurants, cafes and bars, a leisure centre with swimming pool, sports clubs, cinemas, and is home to the Pallant House Gallery and the renowned Festival Theatre.

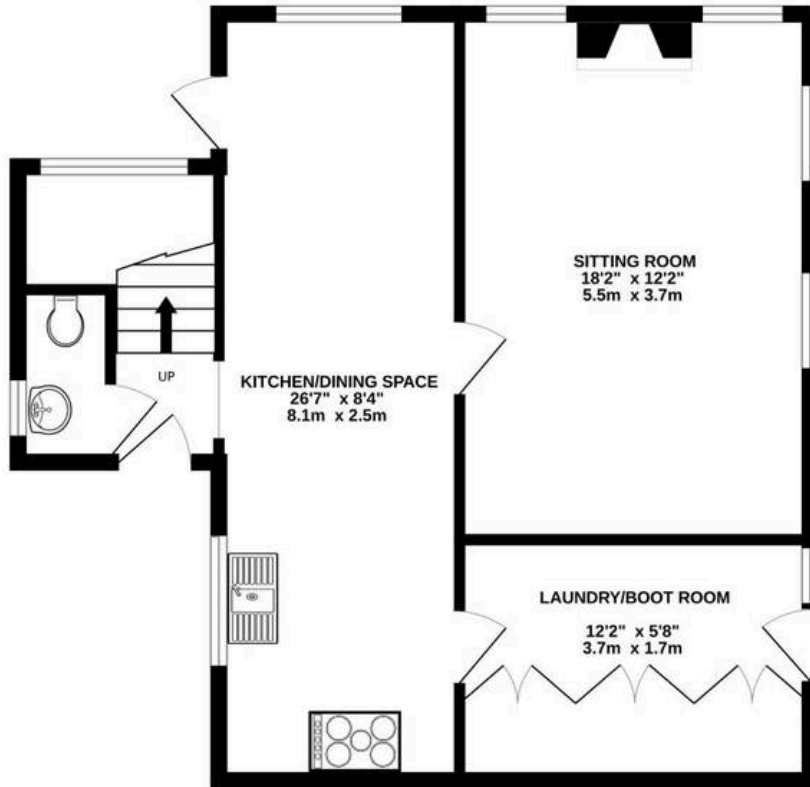
The Goodwood Estate, situated just to the north of Chichester, is famous for its many sporting event days including the much-celebrated Festival of Speed and Goodwood Revival for motor racing enthusiasts, and a season of horseracing including the Glorious Goodwood Festival.



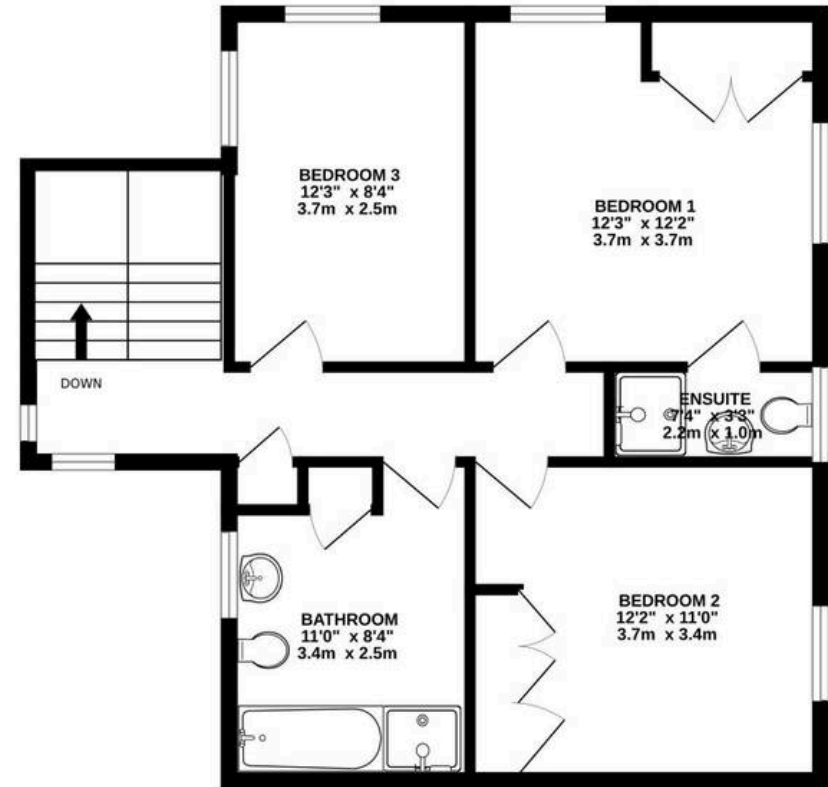


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GROUND FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR  
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 1223 sq.ft. (113.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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