












Manor Cottage

Barnham, West Sussex

A charming Grade II Listed cottage with an annexe and splendid garden, in a sought-after village setting

A delightful period cottage with flexible accommodation and a wealth of beautiful character features, set in a highly desirable position in the village of Barnham. The property dates from the late 18th century and offers the potential to be arranged as a main house and a separate annexe, both of which have stylish, elegant modern fittings throughout.

	4 RECEPTION ROOMS		4 BEDROOMS		4 BATHROOMS
	DRIVEWAY		GARDEN		FREEHOLD
	RURAL/ VILLAGE		3,318 SQ FT		GUIDE PRICE £975,000



The property

Manor Cottage is a fine Grade II listed cottage, with handsome red brick elevations and a wealth of original details inside, including exposed timber beams and open fireplaces, alongside highly attractive modern décor and fittings. The main house features three bedrooms and two beautifully presented reception rooms, while at the rear there is an annexe, which could be used for family members or guests, or incorporated into the main house.

The two reception rooms at the front of the ground floor include the 24ft living room, with its dual aspect, wooden parquet flooring and ornate fireplace, while there is also a well-presented family sitting room with exposed timber beams and a brick-built open fireplace. The main house also has a utility room and, at the rear, a well-equipped kitchen with skylights overhead, fitted units, an integrated hob and space for all the necessary appliances.

There are three double bedrooms on the first floor, including the generous principal bedroom with its

fitted wardrobes and luxury en suite bathroom. One further bedroom has an en suite shower room, and there is also a family bathroom.

An additional generous sitting room is accessed via a connecting walkway with full-height windows and French doors opening onto the garden, which leads in turn to an impressive kitchen and breakfast room with vaulted ceiling and elegant modern styling.

Outside

At the front of the property, the charming garden is enclosed by walled borders, with a wrought-iron gate opening onto the brick pathway and central doorway. There is lawn either side of the pathway, as well as various shrubs and hedgerows. The block-paved and gravel driveway provides parking space for several vehicles at the front, while the large walled rear garden includes patio areas for al fresco dining, a generous expanse of lawn, border beds with various shrubs and flowering perennials, as well as several mature trees. There is also a greenhouse, a shed, a summer house and a children's timber climbing frame.



Location

The property is situated in a stunning rural location, close to the beautiful West Sussex coastline and within easy reach of Chichester, Arundel and Littlehampton. Barnham village provides everyday amenities, including local shops, a village hall and a primary school, as well as the outstanding-rated St. Philip Howard Catholic School for secondary education. Arundel is six miles away, with its magnificent castle, sitting in a commanding and elevated position overlooking the town centre. There is a good selection of shops and supermarkets, restaurants and cafés, and an open air swimming pool. Arundel has good schools in the area and the reputable independent Slindon College is within easy reach. Bognor Regis and Littlehampton provide further facilities, including extensive shopping and supermarkets and Manor Cottage is also well positioned to reach Worthing and the Cathedral City of Chichester via the A27. The property is conveniently situated for access to Barnham Station and offers services to London Victoria (1 hour 28 minutes).

Distances

- Littlehampton 5.6 miles
- Arundel 5.6 miles

Nearby Stations

- Barnham
- Arundel

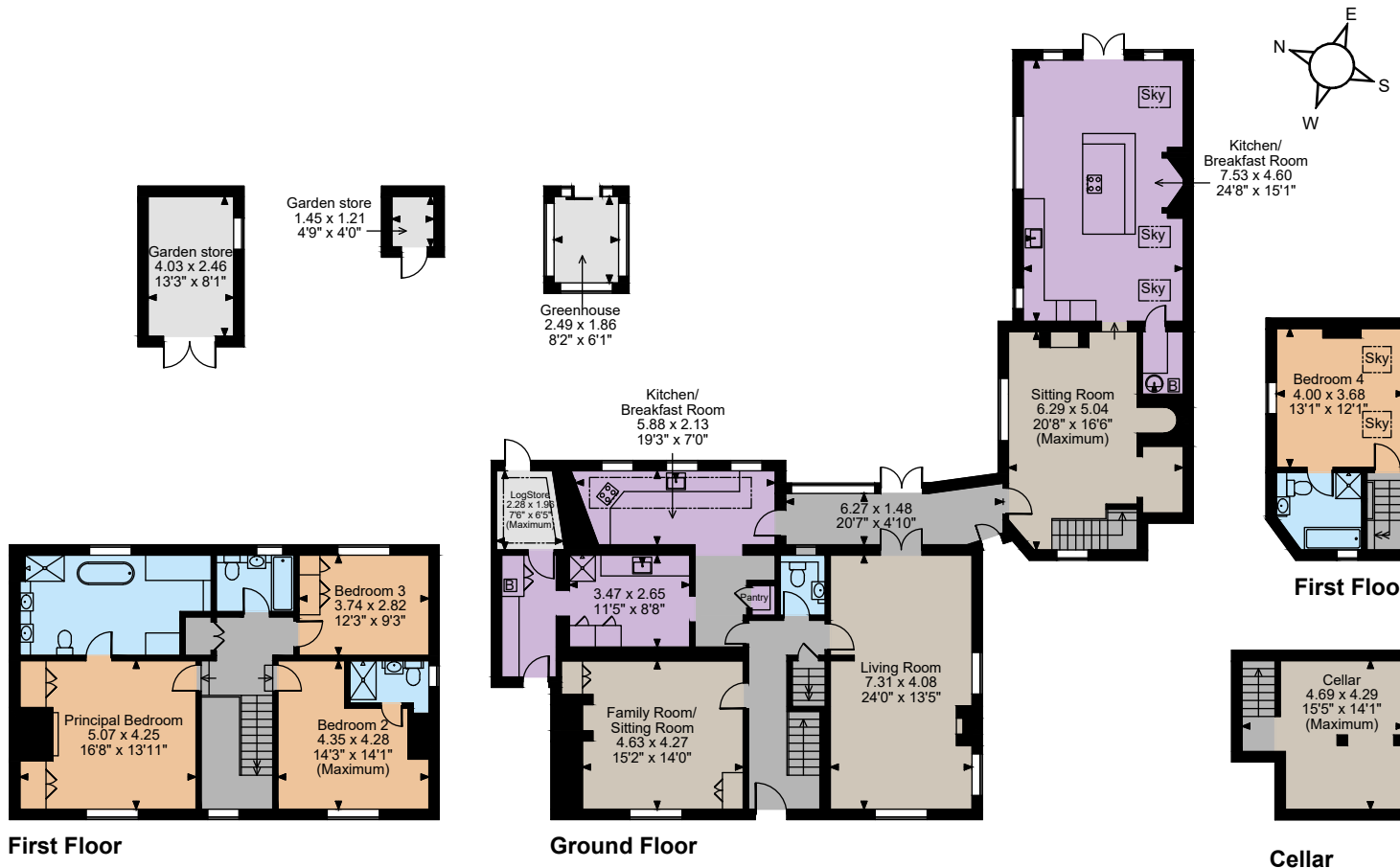
Key Locations

- The Murrell Arms
- Arundel Castle
- Amberley Museum
- Chichester Cathedral & Festival Theatre
- Climping Beach

Nearby Schools

- Slindon College
- Westbourne House School
- The Prebendal School
- Great Ballard School
- Seaford College
- St. Philip Howard Catholic School





The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 3,318 sq ft (308 sq m)

Outbuilding internal area 176 sq ft (16 sq m)

Total internal area 3,494 sq ft (325 sq m)

For identification purposes only.

Directions

P022 0BP

what3words:

///blitz.fled.pepper - brings you to the driveway

General

Local Authority: Arun District Council

Services: Mains gas, electricity. water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

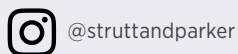
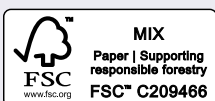
EPC Rating: D

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