



Ashfield, Cooks Lane, Walderton, Chichester, West
Sussex

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BNP PARIBAS GROUP 

Ashfield, Cooks Lane, Walderton, Chichester, West Sussex PO18 9EF

Nestled on the southern fringes of the South Downs National Park, a modernist home which enjoys glorious countryside views.

Emsworth 4.4 miles, Rowlands Castle 5 miles, Chichester 7 miles, Petersfield 11.5, Portsmouth International Port 13.5 miles, Guildford 36 miles, Central London 68 miles

Reception hall | Drawing room | Dining room
Family/sitting room | Kitchen/breakfast room
Utility | Cloakroom | 4 Bedrooms | Family bathroom | Double garage | Garden | 0.513 acres
EPC rating F

The property

With its versatile, flowing, light-filled accomodation, Ashfield offers an atmosphere characteristic of its era.

Bright open spaces are connected with subtle level changes, and natural tones of wood and panelling flow between the kitchen and living room. Boundaries between the garden and the house are blurred by the floor to ceiling ribbon windows, with skylights bringing light deeper into the heart of the home.

The drawing room offers a relaxed setting for downtime with a fireplace as the focal point and glazed sliding doors offering a seamless transition to the outside, whilst the adjoining dining room provides the perfect spot to host family and friends. A flexible-use family room provides opportunities to create a quiet sitting space, a TV snug, or perhaps a children's playroom, with plenty of light making for a bright and open living space.

The kitchen/breakfast room features decorative tiling and timber panelling and is fitted with high and low level cabinetry, and ancillary space is offered by the adjacent utility room, which leads out onto the garden or an adjacent door leading out to the front patio.

The property offers three bedrooms, with a fourth room giving options for use as an additional bedroom or a study with the benefit of French doors which give access to the garden.

The principal and second bedrooms have extensive fitted wardrobe storage typical of the properties period, and enjoy south-westerly aspect, as well as plentiful space to create a comfortable homely environment.

Please note that the agents have been advised that there may be asbestos present at this property.

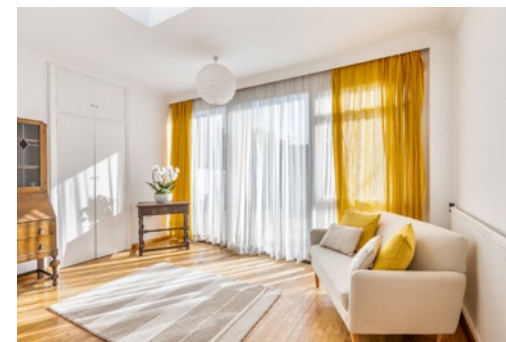


Outside

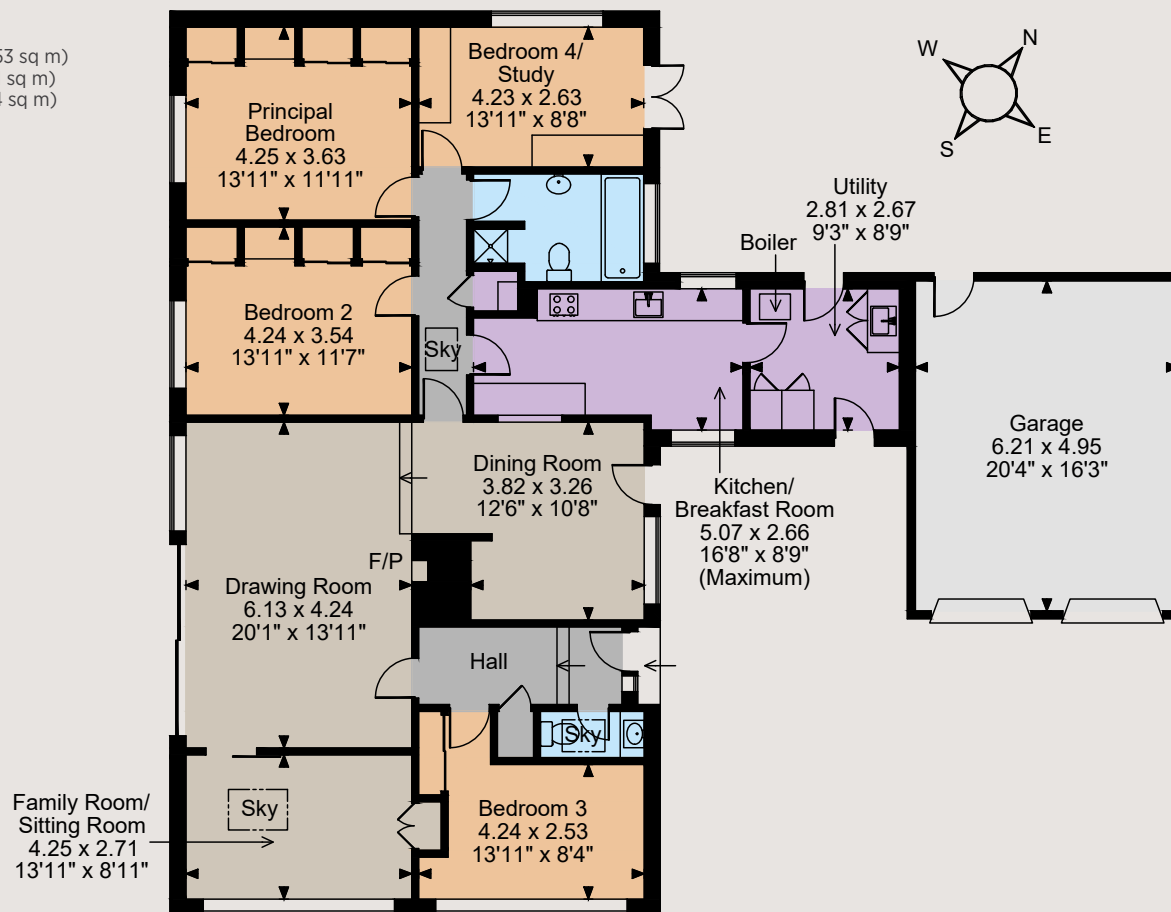
Open farmland and downland form the scenic backdrop to the rear garden which is mainly laid to lawn. The slight incline to the plot affords opportunities to place garden seating at the higher level and enjoy the glorious far reaching views, whilst evergreen hedging and mature shrubbery offers seclusion and a natural boundary. A row of paving provides access around the perimeter of the house, with a paved terrace providing an outdoor setting to sit and dine. In addition, at the frontage there is a sheltered patio which benefits from the south-easterly aspect. Timber fencing and a row of mature shrubs provide a divide to the front and side garden, with the approach to the property being via a pedestrian pathway and a drive which offers parking for several vehicles in addition to the double garage.

Location

The village of Walderton enjoys a stunning South Downs setting, with outstanding walking, riding and cycling on the doorstep, along with a popular local pub and another in neighbouring Stoughton. Funtington, some 2 miles to the south, provides a farm shop whilst nearby Adsdean is home to a well-regarded organic butcher. Nearby Rowlands Castle has a mainline station providing a regular service to London Waterloo, whilst services to London Victoria are available from Chichester. Cultural activities are well-catered for including the renowned known Festival Theatre and Pallant House Gallery in the cathedral city of Chichester, which also provides comprehensive shopping opportunities.



Floorplans
House internal area 1,651 sq ft (153 sq m)
Garage internal area 331 sq ft (31 sq m)
Total internal area 1,982 sq ft (184 sq m)
For identification purposes only.



Ground Floor

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

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Directions

From the north side of Chichester take the Funtington Road/B2178, through West Ashling & Funtington for approx 4.5 miles. Turn right onto the B2145 for approx 2 miles. On reaching the edge of Walderton, turn right and then take the left turn just after The Barley Mow pub to Cooks Lane. The property will be found on the right.

General

Local Authority: Chichester District Council

Services: Mains electricity & water. Oil central heating. Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Council Tax: Band G

Tenure: Freehold

Guide Price: £975,000

Chichester

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