

Shepherds Cottage
Wepham, Arundel, West Sussex



Strutt
& Parker

Land and property. Since 1885.

A charming Grade II listed cottage with a wealth of splendid original details, in an idyllic South Downs village close to historic Arundel

Shepherd's Cottage is a delightful period home with a wealth of character features, located in the tiny village of Wepham, close to Burpham village and three miles from Arundel. The property has Grade II listed status and dates from the early 19th century, featuring cobbled flint elevations and brick dressings outside, while inside it has been decorated throughout with heritage paints in keeping with the age of the property. There are exposed timber beams and various other original details, alongside elegant understated modern styling and fittings.

The ground floor has a comfortable and beautifully presented reception room with windows to the front and rear, exposed wooden floorboards, a splendid working open fireplace and exposed timber beams overhead. There is a seating area and a study area with a built-in workspace. Also on the ground level, the social kitchen and breakfast room has flagstone-style flooring with under floor heating, a bespoke central island with integrated appliances, and a fireplace-recessed Aga, as well as offering space for a dining table. The cellar provides useful further storage and space for appliances.

On the first floor are well-presented double bedrooms, one of which is en suite and a main bathroom with walk-in shower. Stairs continue to the second floor converted attic space. One side - currently used as a spare bedroom and study - has skylight windows offering views over the countryside. On the other side there is a useful spacious storage area.

Outside, the property has splendid wisteria climbing its walls and a gravel driveway with parking space for three cars bordered by established hedgerows to the front. At the rear, the gardens are south-facing and include a patio area with a terraced lawn above, as well as several mature trees and tall border hedgerows for a sense of peace and privacy.



Location

The property is situated in the hamlet of Wepham next to Burpham, a well known and highly regarded village with The George, an award winning public house, village church, cricket green and village hall a short distance from the cottage. It is set in a stunning rural location with direct access to the Sussex Downs for walking, cycling and riding and close to the River Arun with Climping beach just 7.5 miles distant. The historic market town of Arundel is 3 miles away and famous for its magnificent castle, which sits in a commanding, elevated position overlooking the town centre. Arundel has plenty of local amenities and facilities, including a good selection of shops and supermarkets, restaurants and cafés. There are several good schools in the town, while the reputable independent Slindon College is just a few miles away. Arundel is well positioned to reach the large towns and cities nearby, including Chichester, Worthing and Brighton, all via the A27, while the town's mainline station offers services to London Victoria (1 hour 25 minutes).

Postcode region: BN18

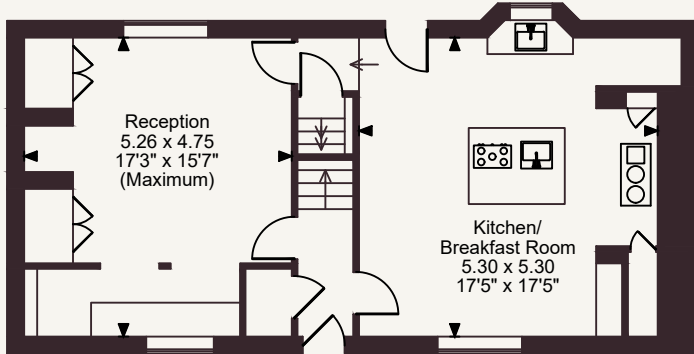
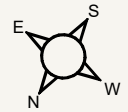
General

Local Authority: Services: Arun District Council
Council Tax: Band E
EPC Rating: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

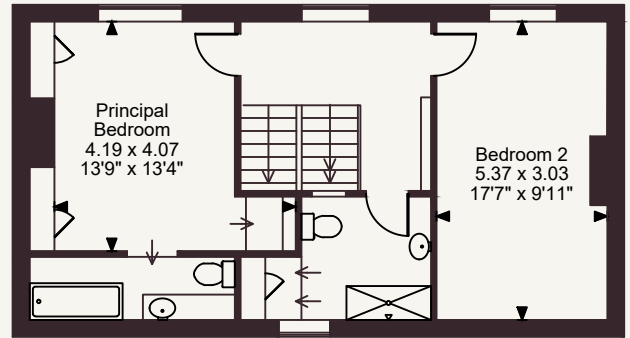
1,501 sq ft (139 sq m)
Reception room
Kitchen/breakfast room
2 bedrooms | 2 bathrooms
Cellar | Parking
Freehold | Rural
Chain free
Guide price £700,000



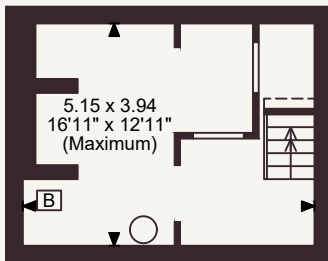
Shepherds Cottage, Wepham, Arundel
 Main House internal area 1,501 sq ft (139 sq m)
 Garden Store internal area 23 sq ft (2 sq m)
 Total internal area 1,524 sq ft (142 sq m)



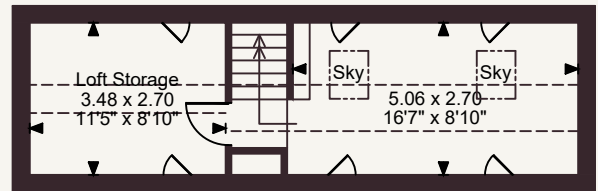
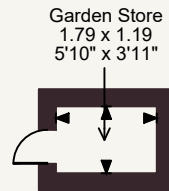
Ground Floor



First Floor



Cellar



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

☐☐☐☐ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8690078/DWL

Strutt & Parker Chichester

31 North Street, PO19 1LY

01243 832600 chichester@struttandparker.com



@struttandparker struttandparker.com

Strutt & Parker

Land and property. Since 1885.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken May 2026. Particulars prepared May 2026.