Stephens Cottage

Church Lane, Cocking

A CHARMING GRADE II LISTED COTTAGE IN A DELIGHTFUL DOWNLAND VILLAGE

Brick and tiled attached cottage ◆ located on a residential country lane ◆ sitting room ◆ dining room ◆ kitchen ◆ cloakroom ◆ two/three bedrooms ◆ bathroom ◆ south facing garden ◆ private parking ◆ car port

Description:
Located on a quiet residential lane close to the parish church, village store and post office, Stephens Cottage is a fine cottage of character with many period features. The accommodation is arranged over three floors and provides an opportunity for the incoming purchaser to further enhance the property with a programme of refurbishment. The entrance lobby leads to the sitting room featuring a wide inglenook fireplace, and to the dining room which has a bay window and door leading to the south facing garden. The kitchen and WC complete the ground floor.

Upstairs the accommodation is split over two floors and comprises two double bedrooms with a centrally positioned bathroom, on this floor is a large eaves area which provides storage. On the second floor is a further room with eaves storage.

Outside the pretty country garden faces south and is lawned with numerous flower beds and bounded by established hedging. There is a path that leads to a timber car port and in addition there is private parking to the side of the property.

Situation:
Set in the heart of the South Downs National Park, just three miles south of the picturesque town of Midhurst, Cocking is a pleasant rural village with shop, post office, pub and church. Goodwood lies to the south and within ten miles is the thriving cathedral city of Chichester. Stephens Cottage is situated on Church Lane amidst other period cottages and houses. A footpath leads along Church Lane providing access to a network of bridleways, footpaths and the South Downs Way.

Directions:
From Midhurst proceed south on the A286 for just over two miles. Passing the former Bluebell pub on your right, Church Lane is the next turning on the left. Stephens Cottage will be found about 100 yards on the right.

Mileages:
Midhurst 3 miles, Chichester 10 miles, Gatwick Airport 40 miles, London 58 miles
(All mileages are approximate).

Tenure: Freehold.

Services: Mains water, electricity and drainage. High-speed broadband is available.

Important Notice: Photographs taken May 2019.

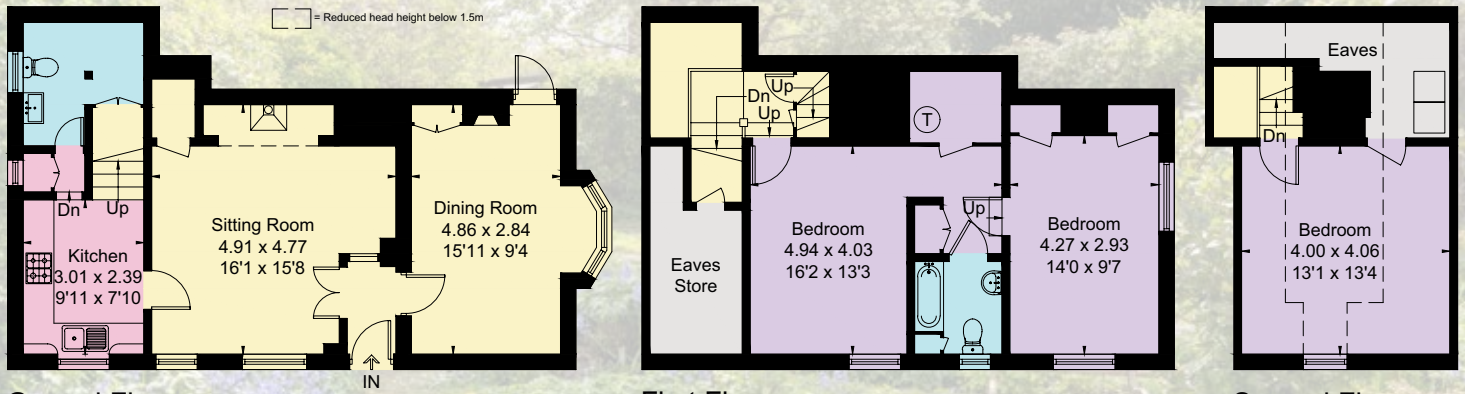
Local Authority: Chichester District Council - 01243 785166

Viewing: Strictly by appointment with Savills.

Postal Address: Stephens Cottage, Church Lane, Cocking, Midhurst, GU29 0HW

FLOORPLANS

Approximate IPMS2 Floor Area = 112 sq m / 1205 sq ft (Including Eaves / Excluding Eaves Store)
Limited Use Area = 16.1 sq m / 173 sq ft
Total = 128.1 sq m / 1378 sq ft



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