



# Quintessential Grade II listed cottage

**The Cottage, West Ashling**

Freehold





Kitchen and utility room • Sitting room • Dining room  
• Study • Three bedrooms (one en suite) • Cellar • Store  
• Delightful gardens • Double garage

### Description

The Cottage represents an idyllic Grade II listed country property set in a delightful position within the village.

The accommodation throughout is bright, immaculately presented and has been well maintained by the current owner, having been rethatched 9 years ago with the ridge re-thatched in 2020. The downstairs comprises a charming kitchen with bespoke fitted cabinets, butler sink, Travertine floor and an Everhot range. The dual aspect sitting room has characterful beams, brick fireplace and attractive paneling. The remaining rooms on the ground floor comprise of a dining room and good sized study.

The property also benefits from a utility room/WC and store.

The first floor accommodates three double bedrooms (one en suite) and a family bathroom.

The Cottage is accessed via an electric five bar gate leading to a gravel driveway with two brick built garages.

The gardens have well stocked borders with an array of beautiful flowers, mature shrubs and fruit trees. There is a delightful terrace surrounded by lavender and wisteria.

### Situation

West Ashling is a sought after village within the South Downs National Park approximately 3 miles west of Chichester.

The village has a popular public house, The Richmond Arms, a mill pond and a primary school.

Nearby Chichester offers a broad range of cultural, leisure and shopping facilities, including the historic Cathedral, renowned Festival Theatre and The Goodwood Estate, with golf, horse racing, as well as the Festival of Speed and Revival motor racing events.

Sailing is extremely popular from the many villages surrounding Chichester Harbour including Bosham and Itchenor and also with the famous south coast beaches such as West Wittering close by.

Many miles of paths in the South Downs and along the coast make the area ideal for walking, horse riding and cycling. Polo at Cowdray Park, regarded as the home of British polo, is situated in Easebourne.

Schools in the area include Prebendal, Westbourne House, Bedales, Bishop Luffa, Portsmouth Grammar School, Churche's College and Seaford College.

### Tenure

Freehold

### Viewing

Strictly by appointment with Savills.

### Agents Note

We wish to inform prospective purchasers of this property that the seller is related to an employee of Savills.







## The Cottage, West Ashling

**Approximate Area** 184.1 sq m / 1982 sq ft

**Cellar** 10.7 sq m / 115 sq ft

**Garage** 47.3 sq m / 509 sq ft

**Store** 2.0 sq m / 22 sq ft

**Total** 244.1 sq m / 2628 sq ft



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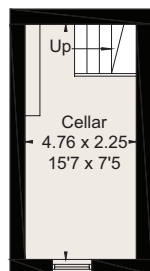
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**Alice Denny**

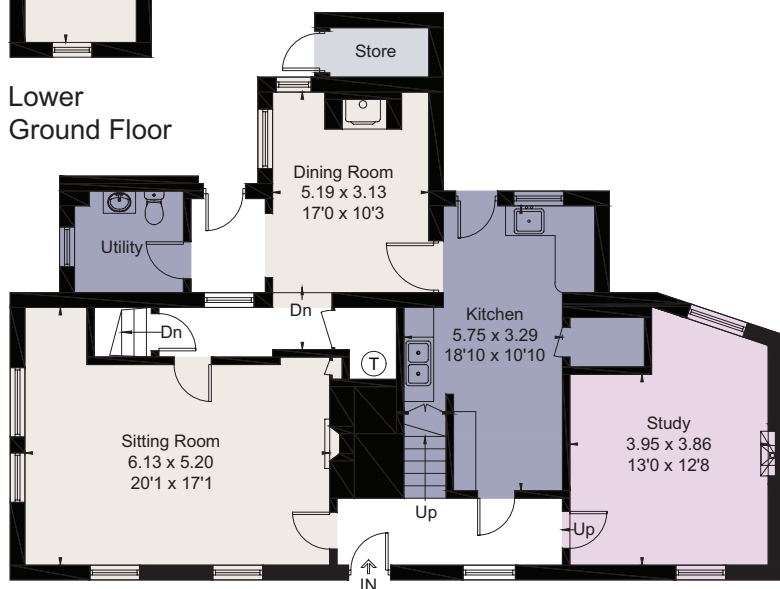
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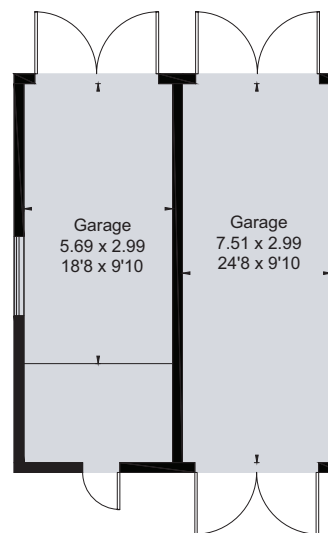
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Lower  
Ground Floor

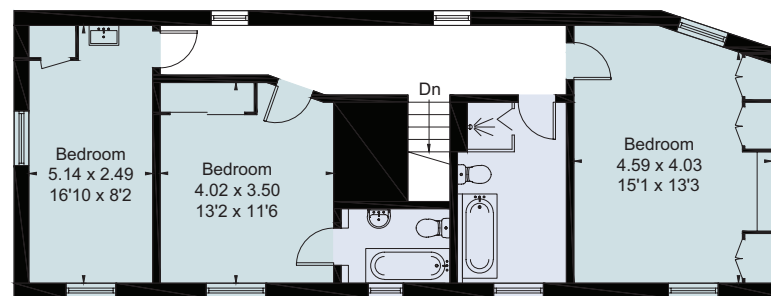


Ground Floor



(Not Shown In Actual Location / Orientation)

= Reduced head height below 1.5m



First Floor

For identification only. Not to scale. © 200722AD

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