



# The Blue House

East Marden, Chichester, West Sussex

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STUNNING WEST-FACING  
GARDEN WITH  
DOWNLAND VIEWS





## The Blue House

Situated in a tucked away position within this highly sought-after village in the South Downs National Park, The Blue House is a delightful 18th century family house with later additions, offering well-presented, spacious and recently renovated accommodation throughout.

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Gross Internal Area 2,422 sq ft

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### GROUND FLOOR

- entrance porch
- inner hallway / boot room
- sitting room
- dining room
- playroom
- study
- kitchen / breakfast room
- west-facing conservatory
- utility/cloakroom

### FIRST FLOOR

- main bedroom (en suite)
- 3 further bedrooms
- family bathroom
- landing

### GARDEN AND OUTBUILDINGS

- stunning gardens amounting to approximately 0.2 acres
- patio
- detached garage / workshop
- off street parking





# The Property

Believed to be a former Gamekeeper's cottage and retaining charming period features, this recently renovated family home provides light and spacious accommodation throughout. On the ground floor are four reception rooms which include a beamed sitting room with an attractive wood burning stove, dining room, study and a playroom. To the rear the beautiful Neptune kitchen/breakfast room, overlooks the garden along with a conservatory and there is also an entrance hall and a cloak/utility room. Upstairs are four double bedrooms, a recently renovated en suite shower room and a renovated family bathroom.

The property is approached via a private lane and offers off street parking for a number of vehicles to the front, and further off street parking to the rear where a detached garage is also situated. Subject to the usual planning consents and building regulations this structure could be converted to form an ideal B&B investment, annexe or home office.

The surrounding gardens are particularly attractive. Mainly laid to lawn there are many flowering shrubs and plants within the borders along with some mature trees.

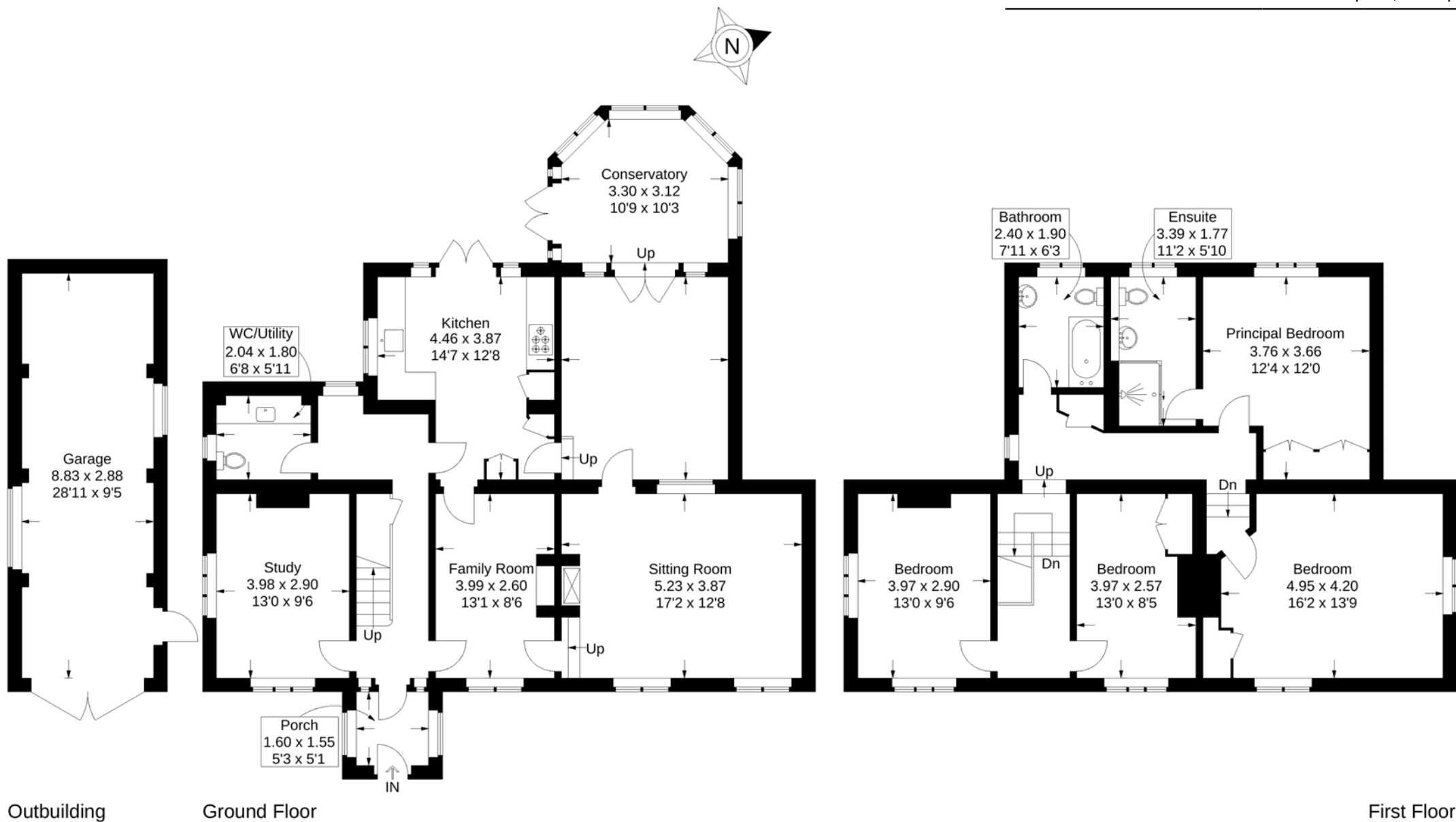






# Floorplan

Gross Internal Area	199 sq m 2,143 sq ft
Outbuildings	30 sq m 279 sq ft
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Total	225 sq m 2,422 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## Location

The Blue House is situated in a tucked away and elevated position within the pretty and sought after hamlet of East Marden, lying in an Area of Outstanding Natural Beauty, within the South Downs National Park. The church of St Peter in East Marden is at the heart of the hamlet and dates from the 12th century. The hamlet lies some 8 miles from the market town of Petersfield, where there is a variety of shops, a farmers' market, a mainline railway station, with services to London (Waterloo) and the A3 which provides access to London, the coast, as well as to both Heathrow and Gatwick airports through the Hindhead Tunnel. Within a close radius of East Marden are some particularly attractive Downland villages: Compton, with its popular village shop and highly regarded primary school; Stoughton, West Marden and Chilgrove, all with charming village pubs.

The cathedral city of Chichester offers a broad range of cultural, leisure and shopping facilities, including the historic cathedral, renowned Festival Theatre and Goodwood, 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, 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, riding and cycling. Schools in the area include Westbourne House, Oakwood School, Bedales, Bishop Luffa C of E, Churches, PGS (Portsmouth Grammar), Charterhouse and Seaford College.

## Distances & Transport

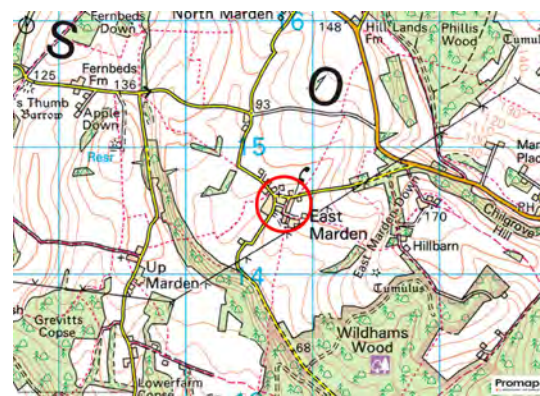
Chichester: 9 miles  
Petersfield: 9 miles  
Emsworth: 8 miles  
Portsmouth: 19 miles  
Guildford: 35 miles

Chichester Marina: 13 miles  
Stansted House: 7 miles  
Goodwood: 8 miles

All distances are approximate and via road (unless otherwise stated)

Havant Mainline Station: 10 miles  
Petersfield Mainline Station: 9 miles  
Southampton Airport: 33 miles  
Gatwick Airport: 55 miles  
Central London: 66 miles (via Hindhead)





## General Information

**TENURE:** FREEHOLD

**EPC RATING:** D

**POSTCODE:** PO18 9JE

**SERVICES:** Mains electricity, water.  
Oil fired central heating and private drainage.

**CHICHESTER DISTRICT COUNCIL:**

01243 785166

**WEST SUSSEX COUNTY COUNCIL:**

01243 777100

**01243 523723**  
**sales@todanstee.com**  
**todanstee.com**

approx. 0.2 acres (0.1 hectares)

Viewings strictly by appointment with the sales agent Tod Anstee

Virtual viewings available upon request

**The Old Coach House,**  
**14 West Pallant, Chichester,**  
**West Sussex, PO19 1TB**





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