



HERON COTTAGE



RH & RW
CLUTTON

HERON COTTAGE
West Ashling
Nr Chichester
West Sussex PO18 8DN

Guide Price : £745,000 Freehold

Large double sitting room • Dining room
Kitchen/breakfast room • Utility room
Rear entrance lobby • Separate wc
Main bedroom, en suite shower & walk in wardrobe
2 further bedrooms • Family bathroom
Studio/office with shower room • Pretty garden
Large store • Off street parking

DESCRIPTION

Heron Cottage is charming Grade II listed cottage, believed to have origins dating from 1650, with later additions. The external elevations include colour washed brick and flint, with partially tile hung walls, all under a clay tiled cat slide roof. This lovely semi-detached property has well-presented accommodation with many features including exposed oak beams, extensive wooden flooring and a fireplace fitted with a wood burning stove. The main access to the property is through the garden, with a part glazed door which opens into the dining room, which in turn gives access to the fitted kitchen which includes a range of fitted units as well as a gas fired Rayburn range, which also supplies hot water and heating. There is also a walk-in larder to one corner. A door opens into the rear hall, with door to the cloakroom. From the dining room a door opens into the utility room and a further door opens into the very spacious, dual aspect sitting room measuring 24'1 max by 22'8 max, with a wide bay window, French windows opening into the garden and a fireplace fitted with a wood burning stove. There is also underfloor heating in this room.

From the dining room, steps lead up to the first floor with a good size landing, with storage cupboards. The





main bedroom is double aspect and includes a walk-in wardrobe and an en suite shower room. There are 2 further bedrooms and a family bathroom.

Outside, the property is approached over a shared drive and there is a parking space adjacent to the garage building. This has been converted into a storage shed, office and shower room. A gate opens into the garden, which is enclosed by brick and flint walls, with a stone path, bordered by lavender, leading to the front door. The garden includes a large area of lawn, with borders planted with a variety of shrubs with a south facing terrace outside the house and another terrace to one corner with a pergola.

LOCATION & AMENITIES

Heron Cottage is tucked away in the popular village of West Ashling with its charming old Mill, village school and Richmond Arms public house. About 4.5 miles to the south east is the vibrant Cathedral City of Chichester with a wide range of shops and services, including the renowned Chichester Festival Theatre. Local shopping facilities may be found at the village stores in Funtington and mainline railway stations are at Chichester (London Victoria) or Havant, (London Waterloo) to the west. The northern part of Chichester Harbour is close by and the famous Goodwood estate is a few miles to the north east, which includes historic motor racing, horseracing, golf and a hotel and health club. There are many walking opportunities locally and on the South Downs.

COUNCIL TAX - £2,869.25 (2022/2023)

EPC – not required

SERVICES

Mains gas, water, electricity and drainage are connected. Heating and hot water is via the gas fired Rayburn.

DIRECTIONS

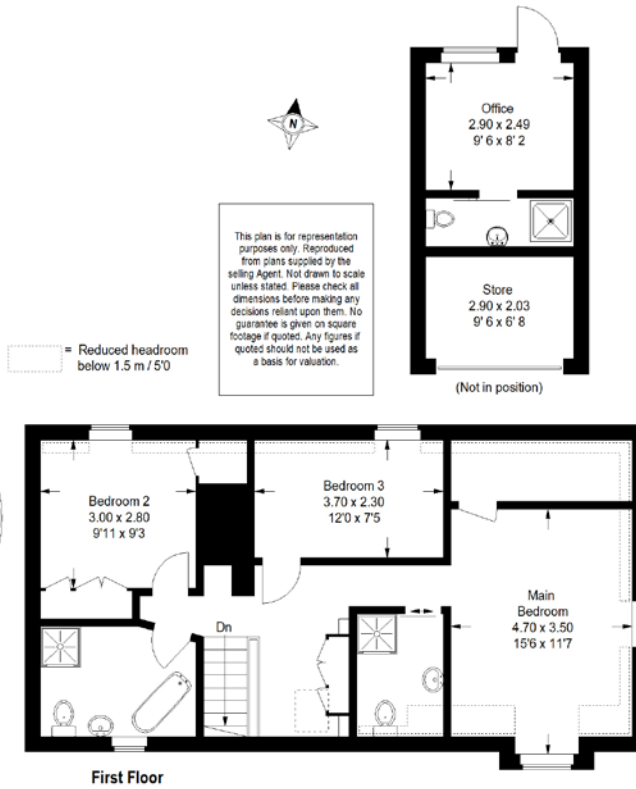
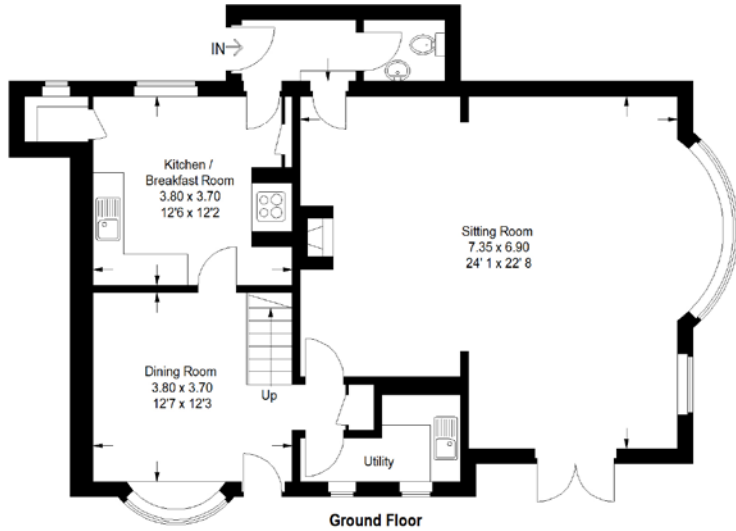
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VIEWING

Strictly by appointment with the sole agent
RH & RW Clutton – 01798 344554



Heron Cottage, West Ashling
 Approximate Gross Internal Area
 House = 1640 sq ft / 152 sq m
 Garage = 176 sq ft / 16 sq m



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