



Jasper

WEST MARDEN | WEST SUSSEX | PO18 9EN

Wilson | Hill

Main Bedroom with Ensuite Shower Room | 2 Further Bedrooms | Family Bathroom | Sitting Room | Dining Room | Kitchen/Breakfast Room | Study | Utility Room with WC
Boot Room | Attractively Landscaped Gardens | Off Road Parking

Petersfield 9.1 miles, Chichester 10 miles, Portsmouth 15.6 miles, Guildford 35.2 miles, Winchester 25.4 miles

Mainline station at Petersfield to London Waterloo



The Property

Jasper is an attractive and extremely stylish, brick and flint cottage of character, currently arranged on one level but with planning permission granted to create some additional first floor accommodation (see planning reference below). Having been thoughtfully enhanced, remodelled and enlarged by the current owners, the property offers light, well proportioned and a wonderful open plan feel from the kitchen/breakfast room to the principal reception rooms, ideally suited for entertaining requirements, with the sitting and dining rooms

providing a lovely outlook and direct access to the terrace and gardens via large bi-folding doors. Further notable features of the property include some large glazed roof lights, exposed timbers, a working open fireplace in the kitchen and separate woodburning stove in the sitting room. In short, Jasper is a delightful, comfortable and contemporary cottage of character enjoying a wonderful country location.

SDNP Planning Reference: SDNP/21/01372/CND



| Location

West Marden is a delightful rural downland location situation within the South Downs National Park. The pretty village offers a public house and provides excellent opportunities for walking, riding and a variety of country pursuits. West Marden is within convenient access to Petersfield, Chichester and Emsworth and the delightful nearby village of Compton also offers a public house, a shop, school and church. The cathedral city of Chichester offers a comprehensive array of shopping, educational and recreational facilities as well as lovely inlets, waterways and beaches of the South Coast. Petersfield also provides extensive recreational and retail opportunities catering



for everyday needs including a mainline station providing direct access to London Waterloo.


| Outside

The property offers private off road parking for several vehicles to the side of the house, accessed via electric double gates. The southerly facing gardens are principally to the rear of the house and have been beautifully landscaped offering a raised terrace with separate dining and seating areas with steps leading down to a predominantly lawned garden, housing a number of trees and flower borders enjoying a delightful outlook across neighbouring fields towards the countryside beyond.



Directions to PO18 9EN

Leave Petersfield on the B2146. At South Harting turn right and carry on south out of the village continuing up the hill past the entrance to Uppark towards the village of Compton. Continue through Compton on the B2146, passing the Coach & Horses public house, for a further 0.7 miles approximately, turning right upon reaching West Marden at the signpost to Rowlands Castle, where Jasper will be found on the left hand side.

 **WHAT3WORDS** //logged.snowballs.admit



Viewing strictly by appointment.

Approximate Area = 161.3 sq m / 1736 sq ft



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 317775

Services: Mains water, electricity and mains drainage.
Oil fired central heating.

Local Authority: Chichester District Council,
www.chichester.gov.uk, 01243 785166

Council Tax: Band F

EPC: E51

Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Details and photographs dated May 2023.

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