



# Panama Cottage, Malthouse Lane, West Ashling, PO18 8DZ

Guide Price:  
£1,140,000 Freehold

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# STRIDE & SON

Established 1890

Located in the sought after village of West Ashling a large detached 3 bedroom family house with flexible open plan accommodation, garage, parking and secluded part walled garden.



3



3



2



BAND  
F



EPC

BAND  
C



1,820  
sq. ft.

#### DESCRIPTION:

Formerly a pair of cottages and the village stores, Panama Cottage is now a delightful detached large 3 bedroom family house located in the sought after village of West Ashling. The cottage, which has been updated considerably over recent years by the current owners, offers bright and versatile accommodation with a wonderful open plan kitchen/conservatory, underfloor heating throughout the ground floor, integral garage, parking and a secluded, part flint walled rear garden.

A panelled front door leads to the open plan reception hall currently used as a snug and a dining room with stairs leading to the first floor. A glazed door leads to the double aspect sitting room with wood burning stove with marble surround, bay window to the front with fitted shutters, and double doors leading to the conservatory.

From the reception hall a glazed door leads to the newly fitted kitchen which has a vaulted ceiling and exposed beams with Velux windows flooding the space with light, being open plan to the conservatory and divided by a breakfast bar. The kitchen, which has a glazed door leading to the garden, comprises a range of Shaker-style base and wall cupboards with granite worksurfaces and an American style fridge/freezer. There is a built in Neff double oven, 4 ring electric hob with 2 gas burners and cooker hood over, AEG microwave oven, integrated Miele dishwasher and Cookology wine fridge.

The conservatory, which is also accessed from the sitting room and runs along the back of the house, is fully glazed with retractable Pinoleum blinds, Camaro stone & limestone tiled floor, and double doors leading onto the patio and garden. A door leads to a useful utility room with stoneware Butler sink with mixer tap, range of storage cupboards and space and plumbing for washing machine and dryer. Adjacent to the utility room is a fully tiled wet room with low level WC, wash hand basin and heated towel rail. Accessed from the utility room is an integral single garage with electric up and over door, light and power.

On the first floor is the master bedroom which is double aspect and has a range of built-in wardrobes and ensuite bathroom with low level WC, wash hand basin, panelled bath with shower over, and a tiled floor. There is another double bedroom with a range of wardrobes, a third double bedroom, and a recently installed modern shower room with low level WC, glazed double shower cubicle and wall hung sink with drawers below.

Panama Cottage is approached via a shared gravel driveway with automatic five bar gate and the property has a paved parking area to the front and parking for 2 cars. To the rear of the property is a secluded, part flint walled garden laid to lawn with mature trees and shrubs, large patio area leading from the conservatory and kitchen, and 2 further paved seating areas. A pair of timber gates provide pedestrian access to the side of the garden.

Services: All main.

Local Authority: Chichester District Council

Council Tax Band: Band F

EPC Band: Band C





#### LOCATION:

The pretty village of West Ashling is located in the South Downs National Park about 4 miles to the north-west of Chichester city centre. It has a popular gastropub, primary school, village hall and a picturesque mill pond. The surrounding area is a paradise for wildlife enthusiasts, with beautiful walks and cycle routes over the South Downs, and around Chichester Harbour just to the south. Local amenities can be found in the nearby villages of Funtington and Bosham.

The cathedral city of Chichester offers excellent high-street shopping, many fashionable restaurants, cafes, bars, a leisure centre with swimming pool, sports clubs, cinemas, and is home to the Pallant House Gallery and the renowned Festival Theatre. It also has a mainline train station with regular services to London Victoria, and along the coast to Portsmouth and Brighton. The Goodwood Estate, situated just to the north of Chichester, is famous for its many sporting event days including the much-celebrated Festival of Speed and Goodwood Revival for motor racing enthusiasts, and a season of horseracing including the Glorious Goodwood Festival.



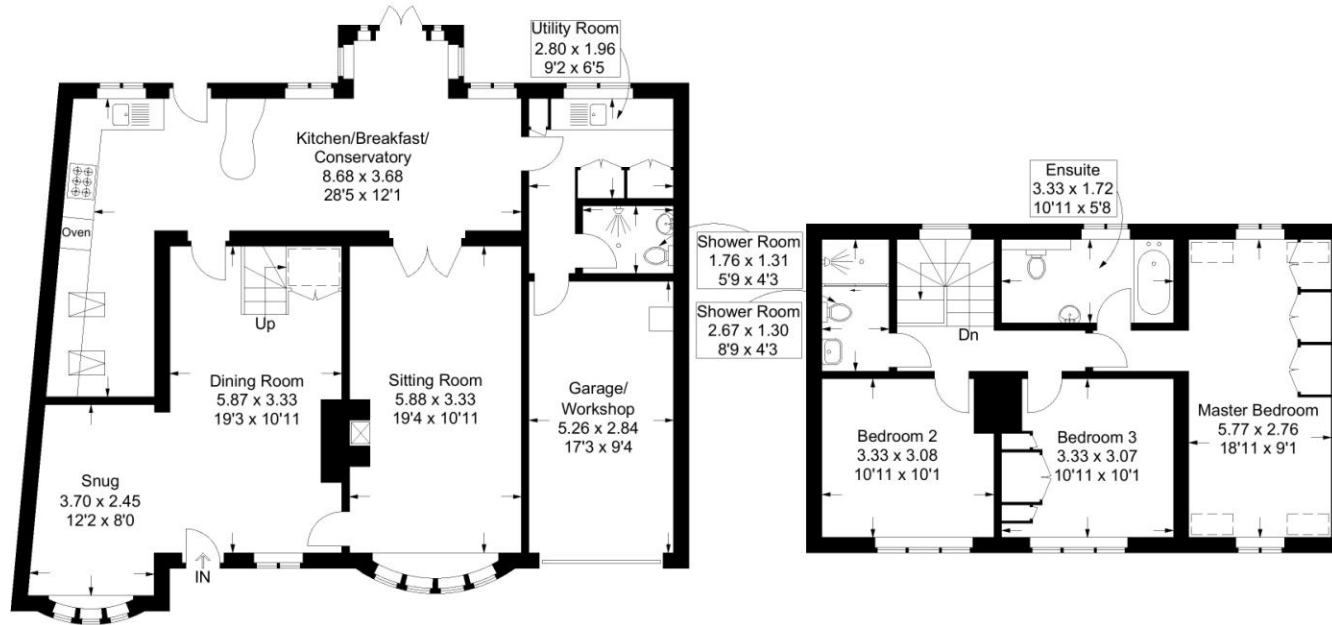


Panama Cottage, Malthouse Lane, West Ashling, Chichester, PO18 8DZ



# Panama Cottage, Malthouse Lane, West Ashling

Approximate Gross Internal Area = 167.1 sq m / 1798 sq ft  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom = 2.0 sq m / 22 sq ft  
 Total = 169.1 sq m / 1820 sq ft



Ground Floor

First Floor

= Reduced headroom below 1.5m / 5'0"

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.

## DIRECTIONS:

From the Northgate roundabout just to the north of Chichester city centre take the exit signposted Funtington and East Ashling (B2178). Travel in a north-easterly direction for about 3.5 miles, passing through the village of East Ashling, and then take the next turning on the left onto Southbrook Road, signposted Bosham and West Ashling. Proceed for about 0.4 of a mile into West Ashling village and turn right into Down Street. Follow the road passing the Mill Pond and, just beyond The Richmond Arms pub bear left into Malthouse Lane where Panama Cottage will be found as the first house on the left.

## CONTACT:

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Score	Energy rating	Current	Potential
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69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		