





## Nurses Cottage, West Marden

An individual detached residence standing in a 0.22 acre garden in the glorious South Downs National Park.



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EPC ➤ D

- ▶ An extended 2,172 sqft home
- ▶ Delightful countryside village location
- ▶ Four bedrooms (two en-suite)
- ▶ Beautifully presented
- ▶ Three reception rooms
- ▶ Large garden and detached garage

Situated on the periphery of the delightful Downland village of West Marden, this most impressive four bedroom detached home has uninterrupted countryside views from both the ground and first floors to three sides of the property.

Nurses Cottage was at one time owned by the NHS providing accommodation for the local nurses and midwives, hence the name. In 1997 the present owners substantially extended the property into a family sized home.

The light versatile accommodation is immaculately presented and includes a spacious entrance hall with stairs to the first floor. There are three reception rooms including a dual aspect sitting room with an inglenook fireplace hosting a wood burning stove. The contemporary kitchen has integrated appliances including two Neff ovens, a steam oven, induction hob, built-in microwave and dishwasher. A separate utility room has space and plumbing for a washing machine. Two bedrooms are on the ground floor, both with en-suite shower rooms. One of the shower rooms has a Jack and Jill door arrangement with a door off the hallway as well as the guest bedroom. On the first floor there are two further bedrooms and a bathroom.

Chichester District Council - 22/23 Tax Band E £2,589.17









Denotes restricted head height



Approximate Area = 2172 sq ft / 202 sq m (includes garage)

Limited Use Area(s) = 311 sq ft / 29 sq m

Total = 2483 sq ft / 231 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call **01243 533377** View details online at [henryadams.co.uk](http://henryadams.co.uk)

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## Outside

The garden is another salient feature of the property which extends to 0.22 acre and has a wide frontage with a gravel driveway and a mature well border. The drive continues along the side of the property to a detached garage. Enveloped by a mature hedge the rear garden has a wide paved patio giving way to extensive lawn and borders. At the far end there is a greenhouse and shed.

## Location

West Marden is a delightful downland village to the north west of Chichester and hosts a friendly local public house. The property is located in the South Downs National Park and gives excellent opportunities for walking, riding and general countryside pursuits. West Marden is within easy access to Chichester, Emsworth and Petersfield. Nearby Compton village has a local pub, a church and primary school. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival.

## Directions

Proceed north west out of Chichester on the B2178. On entering Funtington, turn right after The Fox & Hounds public house into Hares Lane (B2146). Proceed in a northerly direction, pass the turning to Walderton and continue to West Marden. Proceed through the village of West Marden and Nurses Cottage is the last property on the left. <https://what3words.com/cyclones.investors.builds>



