



53-54 Binderton

A deceptively spacious period cottage with stunning countryside views.

 2  4  2  N/A

- ▶ Vacant possession
- ▶ Sitting room
- ▶ Basement
- ▶ Bathroom/WC
- ▶ Garage
- ▶ Grade II listed
- ▶ Spacious kitchen/dining room
- ▶ Four bedrooms
- ▶ Shower room/WC
- ▶ Approximately 1/4 of acre plot

Situated within the West Dean Estate which forms part of the South Downs National Park, is this period Grade II listed house. Enjoying a rural location and stunning views, the property offers deceptively spacious accommodation which is arranged over three floors.

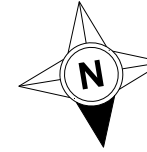
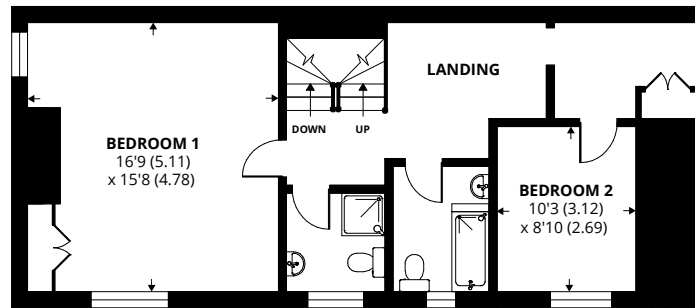
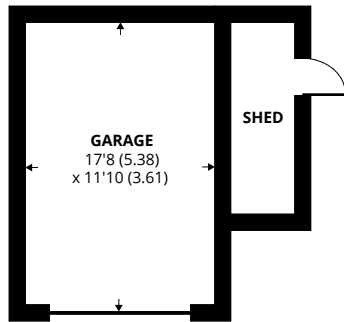
On the ground floor, a dual aspect sitting room can be found with attractive beamed ceiling, log burner and a spacious kitchen/dining room with larder and access to a large basement. On the first floor, two bedrooms can be found along with a bathroom/WC and separate shower room/WC. There are two attic bedrooms with far reaching views on the top floor.

The property offers great scope for a future owner to put their own stamp on it.

Outside, a five bar gate provide access to the grounds with a driveway leading to a garage. The enclosed gardens measure approximately a quarter of an acre and are principally laid to lawn and are situated to the front of the property.

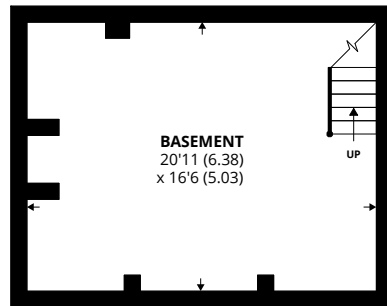
Chichester District Council - 23/24 Tax Band E £2588.73



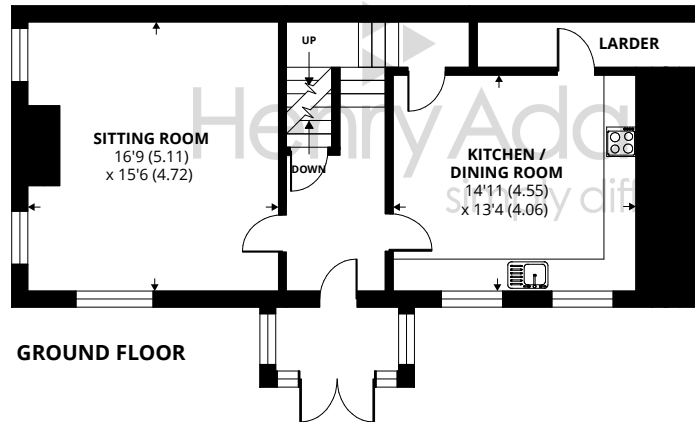


Denotes restricted head height

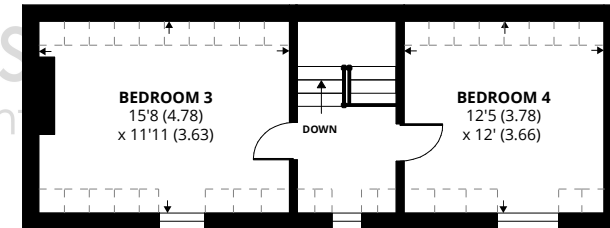
FIRST FLOOR



BASEMENT



GROUND FLOOR



SECOND FLOOR

Approximate Area = 2048 sq ft / 190.2 sq m

Limited Use Area(s) = 84 sq ft / 7.8 sq m

Garage / Store = 269 sq ft / 25 sq m

Total = 2401 sq ft / 223 sq m

For identification only - Not to scale



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.

Location

The property is set in a rural location to the north of Lavant. Nearby 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. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, Festival Theatre and a mainline station to London Victoria. There are excellent sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions

From Chichester proceed north on the A286 Midhurst Road. Proceed through the village of Lavant and after leaving the village pass the turning on the left signposted to South Harting & Petersfield (B2141). After 0.71 of a mile turn right onto unmade road and follow it round to the right where parking can be found.

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