



## 1 Mill Lane Cottages, Mill Lane, Stedham GU29 OPR

Offers In The Region Of £675,000









## 1 Mill Lane Cottages, Mill Lane, Stedham

Freehold / EPC: E / Council Tax Band: E

- Charming Location
- Attached Bungalow with Private Grounds
- Car Port and Private Driveway
- Two Bedrooms / Two Bathrooms
- Large Loft Space with Potential to Convert
- Large Corner Plot
- South West Facing Aspect

Nestled on the outskirts of the charming village of Stedham and within easy reach of the vibrant heart of Midhurst, this delightful home sits on a generous double-width plot in a tranquil rural setting. Brimming with character and charm, the property presents a rare opportunity to enjoy countryside living with the potential for further enhancement, subject to the necessary planning permissions.

Approached via two separate driveways, the home offers ample parking and a sense of privacy. The first driveway leads to the beautifully landscaped side gardens, while the second provides access to a carport and the front garden. Both outdoor spaces feature mature specimen trees, well-established borders, and a desirable south-west-facing aspect.

The accommodation is thoughtfully arranged to provide flexible, lateral living. The inviting living room boasts a feature fireplace and picturesque views over the front gardens, while the well-appointed country-style kitchen/breakfast room provides a warm and welcoming space for everyday dining. A separate dining room seamlessly connects to a modern stone-built conservatory, enhancing the home's natural light and garden views. The principal bedroom benefits from an en-suite shower room, while a second double bedroom is served by the family bathroom. Additionally, a carpeted loft room on the first floor offers exciting potential for conversion into further living space or additional bedrooms, subject to relevant permissions.









Approximate Area = 1525 sq ft / 141.6 sq m (excludes carport)

Limited Use Area(s) = 969 sq ft / 90 sq m

Total = 2494 sq ft / 231.6 sq m

For identification only - Not to scale







## Henry Adams – Midhurst

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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.