



# THE THATCHED COTTAGE

WEPHAM | WEST SUSSEX | BN18 9RA





# THE THATCHED COTTAGE

WEPHAM, WEST SUSSEX, BN18 9RA

Price on Application

- Refurbished Grade II Listed Thatched Cottage
- Outstanding Far Reaching Views Towards Arundel
- Sought After Hamlet in National Park
- Tandem Garage & Ample Parking
- Original Features
- Bespoke Fitted Kitchen
- Master Double Bedroom with Ensuite Shower Room
- Study/Potential 3rd Bedroom
- Lounge & Dining Room with Wood Burners

A beautiful Grade II Listed detached thatched cottage situated in the South Downs National Park in the sought after hamlet of Wepham. The property is surrounded by extensive far reaching views of countryside and has been refurbished to a high standard.

The ground floor comprises of an entrance hall which leads to the open dining room featuring tiled flooring, wooden beams and brick fireplace with wood burner. The dining room leads around to the bespoke fitted kitchen/breakfast room with cream units and integrated appliances. There is a stable door with access to the rear garden.

The triple-aspect sitting room features wooden beams & flooring, with an impressive brick built fireplace with wood burner and a further stable door to the gardens. The study is to the right of the entrance hall, which could make a potential third bedroom, with an ensuite W.C.

The first floor consists of a bright, dual aspect master bedroom, benefitting from built-in wardrobes and a modern ensuite shower room. The second double bedroom is also a great size and includes two fitted wardrobes. The family bathroom is tiled with a modern white suite.

From the rear of the property is a patio with steps down to the fenced and partly walled laid to lawn gardens with a spectacular view over Downland towards Arundel. To the front of the property is a further garden featuring a well and a hedged frontage.

The tandem garage has a separate office/storage space at the rear and the gravelled driveway offers ample space for parking.





















# THE THATCHED COTTAGE

WEPHAM, WEST SUSSEX, BN18 9RA

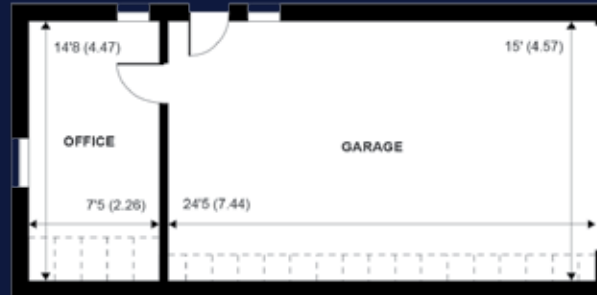
WWW.SIMSWILLIAMS.CO.UK

## Directions:

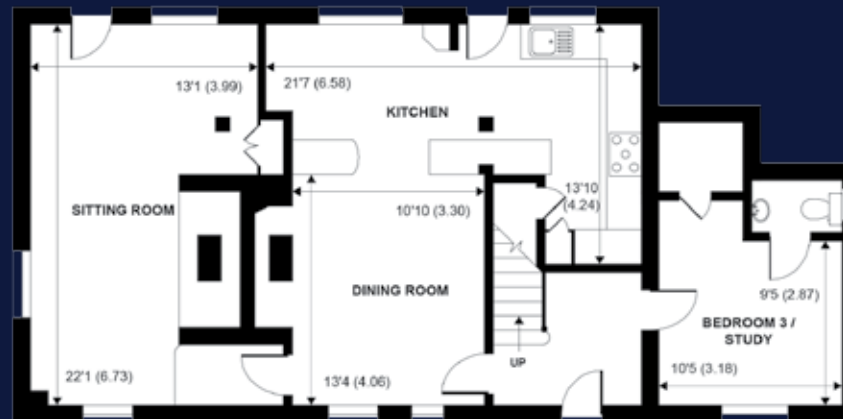
Upon leaving Arundel, take the first exit at the roundabout and proceed along the A27 toward Worthing, take the first left onto Crossbush Lane. Continue through Warningcamp until you reach Wepham and the property will be found on the left hand side.

Council Tax: G

Services: Oil fired central heating, mains drainage, water not metered.



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 2023 SQ FT 187.9 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2016©

Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.