



Bishops | Church Street | Amberley | West Sussex | BN18 9NE





Bishops

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OFFERS IN THE REGION OF £950,000

A quite exceptional Grade II Listed thatched cottage located within the heart of this picturesque highly regarded village nestled within the South Downs National Park. The village enjoys a strong community with primary school, shop and post office and Black Horse public house. Amberley mainline railway station has direct routes to London with close access links to Gatwick and the M23. Internally the property retains a wealth of original features and has been subject to tasteful renovation to a high standard by its current owner. Outside there are beautiful landscaped gardens with a split level terrace area, detached office/studio, attached garage and parking.

- Grade II Listed Thatched Cottage
- Picturesque Amberley Village
- Within the South Downs National Park
- Wealth of Period Features
- Quiet Location
- Oak Flooring
- Sitting Room
- Dining Room
- Sylvarna Fitted Kitchen
- Ground Floor Bedroom 3/Study
- Re-fitted Shower Room
- Two First Floor Double Bedrooms
- Beautiful Landscaped Gardens
- Detached Office/Studio
- Attached Garage/Parking
- Viewing Advised





Entrance Solid oak stable front door to:

Enclosed Entrance Porch

Oak flooring, radiator, built-in meter cupboard.

Sitting Room 19' 2" x 14' 8"

(5.84m x 4.47m) Feature open fireplace with cast iron basket with exposed brick surround and ornate carved wood mantel over, built-in recessed shelving, oak flooring, radiator, plantation blinds, understairs storage cupboard, archway through to:

Dining Room 13' 8" x 10' 1"

(4.17m x 3.07m) Wood burning stove with granite hearth, exposed oak flooring, plantation blinds and window bay, original beams.

Kitchen 18' 11" x 5' 3"

(5.77m x 1.6m) Sylvarna fitted kitchen with extensive range of wall and base units, black granite working surfaces with inset Butler sink and swan neck tap and groove drainer, range of eye-level cupboards with downlighting, space for cooker with extractor over, space and plumbing for

washing machine and dishwasher, access to small overhead loft space, radiator, space for fridge/freezer, concealed spot lighting, leaded light windows.

Inner Hallway Leaded light windows, exposed beams, large floor to ceiling built-in storage cupboards, tiled flooring, shelved linen cupboard housing insulated cylinder with fitted immersion, wall-mounted programmer for hot water and central heating, steps down to:

Bedroom 3/Study Room 9' 6" x 7' 9"

(2.9m x 2.36m) Oak flooring, built-in storage cupboard, radiator.

Adjoining Separate Shower Room

Fully enclosed semi-circular shower with fitted independent 'Aqualisa' power shower unit, wash hand basin with toiletries cupboards under, tiled flooring, extractor, concealed spot lighting.

Central Staircase Access to:

First Floor Split-Level Landing

Vaulted ceiling, access to loft space, radiator.

Bedroom One 14' 2" x 10' 9"

(4.32m x 3.28m) Dual aspect with delightful views across the village and towards the South Downs and across beautiful gardens to the rear, built-in wardrobe cupboards, radiator, secondary glazed sash window.

Bedroom Two 14' 5" x 9' 4"

(4.39m x 2.84m) Radiator, sash window, built-in wardrobe cupboards, feature exposed beams, open fireplace.

Bathroom Re-fitted suite comprising: inset bath with fitted independent 'Aqualisa' power shower unit with folding glass and chrome screen, inset wash hand basin with toiletries cupboards under, tiled flooring, concealed spot lighting, heated chrome towel rail, low level flush w.c.

Outside

Rear Garden Being a feature of the property having been exquisitely landscaped and re-designed consisting of a split-level raised terraced areas, stone pathway leading up to **Summerhouse** measuring **12'2 X 9'7** which is fully boarded with power and light and French doors opening out onto a separate terrace and store room to the rear, majority shaped lawned section of gardens screened by hedging offering a high degree of privacy and giving views from certain aspects towards the South Downs, installed irrigation system, timber **Garden Store** measuring **12'10 x 9'11** with power and light and controls for irrigation system, oil tank storage area, side paved access with wooden gate leading to:

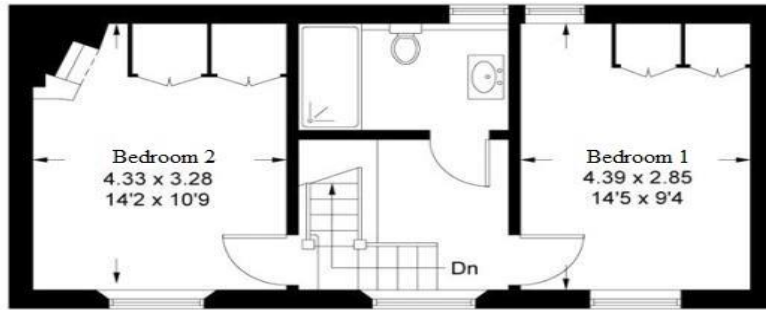
Outside Front Area Parking space for one vehicle, leading to:

Single Garage 18' 3" x 9' 0"

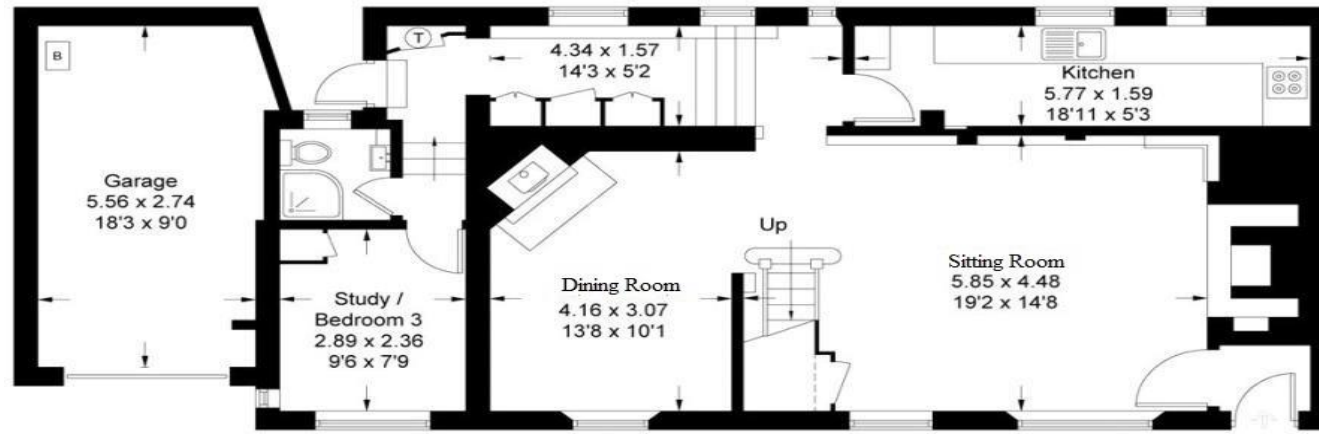
(5.56m x 2.74m) Automatic up and over door with power and light, housing boiler installed 2012/2013.

Church Street, Amberley, West Sussex

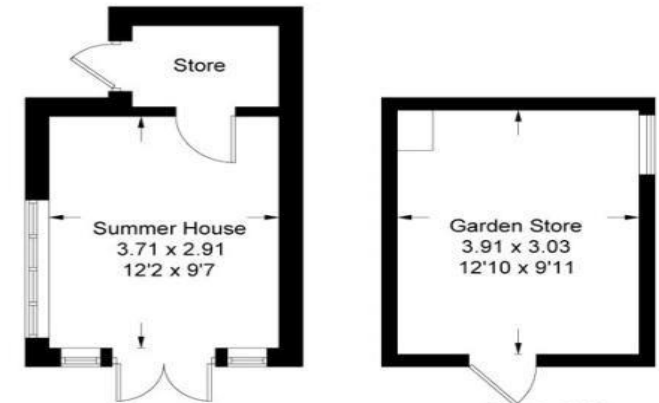
Approximate Gross Internal Area = 116.4 sq m / 1253 sq ft
 Outbuildings = 25.6 sq m / 275 sq ft
 Garage = 15.3 sq m / 165 sq ft
 Total = 157.3 sq m / 1693 sq ft



First Floor



Ground Floor



Outbuildings
 (Not Shown In Actual Location / Orientation)



Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ www.fowlersonline.co.uk storrington@fowlersonline.co.uk 01903 745844

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Managing Director:
 Marcel Hoad

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