



Amberley, West Sussex BN18





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Offers in Excess of £850,000 Freehold

ID: 73902

Storrington 4.1 miles, Worthing 13.4 miles, Horsham 18.4 miles, Arunde 5.5 miles
Pulborough 7.2 miles, Chichester 19.4 miles, Gatwick Airport 35.7 miles

 3  3  1  N/A

- Grade II Listed period property
- Steeped in local history
- Full of charm and character features
- Working fireplace in sitting room and woodburning stove in dining room
- Fabulous established south facing rear garden
- Village shop and pubs nearby
- Located at the foot of the South Downs National Park
- Mainline station in Amberley with direct access to central London

Directions

Turning off the B2139 into School Road, continue along and take the next turning left into Church Street. From here proceed towards the church and the property will be found shortly before seen on the left hand side.

What3words///outsmart.stuck.shelf



The Property

Rarely available, this stunning Grade II listed detached period property is coming to the market for the first time in nearly 30 years. Believed to date back to circa 1600, this glorious character filled cottage is steeped in local history, and set in the midst of the beautiful downland village of Amberley.

Nestled in the very heart of Amberley, this charming bohemian style cottage is mentioned in the Sussex edition of Pevsners Buildings of England, which describes its brick and timber framed construction as being of architectural merit. The property itself is equally full of charm and character internally being entered via steps that lead up to the front door opening into the entrance hall. Turning to your left you are greeted with a good sized sitting room with a wonderful brick fireplace with woodburning stove, exposed timbers and beams and solid oak boarded wood floor. The further reception room would make a pleasant dining room or a cosy snug, packed with character features including a beautiful brick built fireplace and wood burning stove. To the other end of the property there is a kitchen with wonderful brick flooring and exposed beams, butler sink and Aga. To the rear of the kitchen there is access into a useful utility room with plenty of storage space and plumbing for washing machine.

From the rear lobby stairs lead up to the first floor landing with principal bedroom, once again packed with character features, and a dressing area which leads through to an ensuite bathroom. There is a further double bedroom which completes the first floor accommodation.

Outside

Set among a host of similar character properties within a village of charming interlinked lanes and footpaths, as well as views of the South Downs and surrounding countryside, nearby church and Amberley Castle, cricket green, village shop and pub, the property is only half the story. The fabulous south facing rear garden is like a scene from a 'Monet' painting, a true gardener's delight.

On entering the rear garden there is a shaded level lawn area ideal for whiling away those long summer afternoons, leading through to a long meandering path flanked by generously stocked flower beds encouraging a wealth of wildlife and interspersed with secluded and well screened seating areas and outbuildings of various uses. Towards the rear of the garden there is a fabulous mature pond with raised seating area to enjoy the natural beauty of the pond and array of surrounding plants and flowers.

To the very end of the garden there is a beautiful summer house with an outside seating space where you can lose yourself from the world and enjoy all the rural delights that West Sussex has to offer.

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Situation

Amberley is one of the most picturesque of West Sussex villages, nestling in the cleft of the South Downs away from main traffic routes and is the haunt of artists and country lovers alike. Abounding in architectural and historic buildings, including Amberley Castle and quaint old stone, flint and thatched cottages, Amberley is well sought after having a friendly village atmosphere. There is a village shop and post office, Church of England Primary School and two pubs as well as the ancient Norman and early English Church of St. Michael's. The mainline station is about a mile from the outskirts of the village with a commuter service to Gatwick airport, London Victoria and London Bridge. Arundel is approximately six miles away and the coast and cities of Chichester and Brighton are within easy driving distance. The village is served by local deliveries and more comprehensive shopping facilities are available at Storrington including a Waitrose store. At Pulborough there is also a mainline station and shopping facilities with Sainsburys and Tesco stores and a Primary Health Care Centre.

Sports and recreation

The prestigious West Sussex Golf Club is nearby in Pulborough and there are also courses at Goodwood and Cowdray Park. There is polo at Cowdray Park; hunting with the Crawley & Horsham, Chiddingfold, Leconfield & Cowdray hunts; gliding at Parham; sailing at Bosham, Itchenor and Chichester, riding and walking in the South Downs National Park and an RSBP Bird Sanctuary at Pulborough. There are numerous other sporting and leisure activities locally including horse racing at Goodwood, car racing at the Goodwood Festival of Speed and Goodwood Revival and drama at Chichester's Festival Theatre.

Services

Mains drainage and electricity. Oil fired heating
According to Ofcom for this address Ultrafast broadband is available.
Highest download speed is 1000 Mbps

Council Tax

Council Tax Band F. Please contact Horsham District Council on 01403 215100.

Viewing

Viewing strictly by appointment through GL & Co. Telephone 01903 742354 or email: enquiries@glproperty.co.uk





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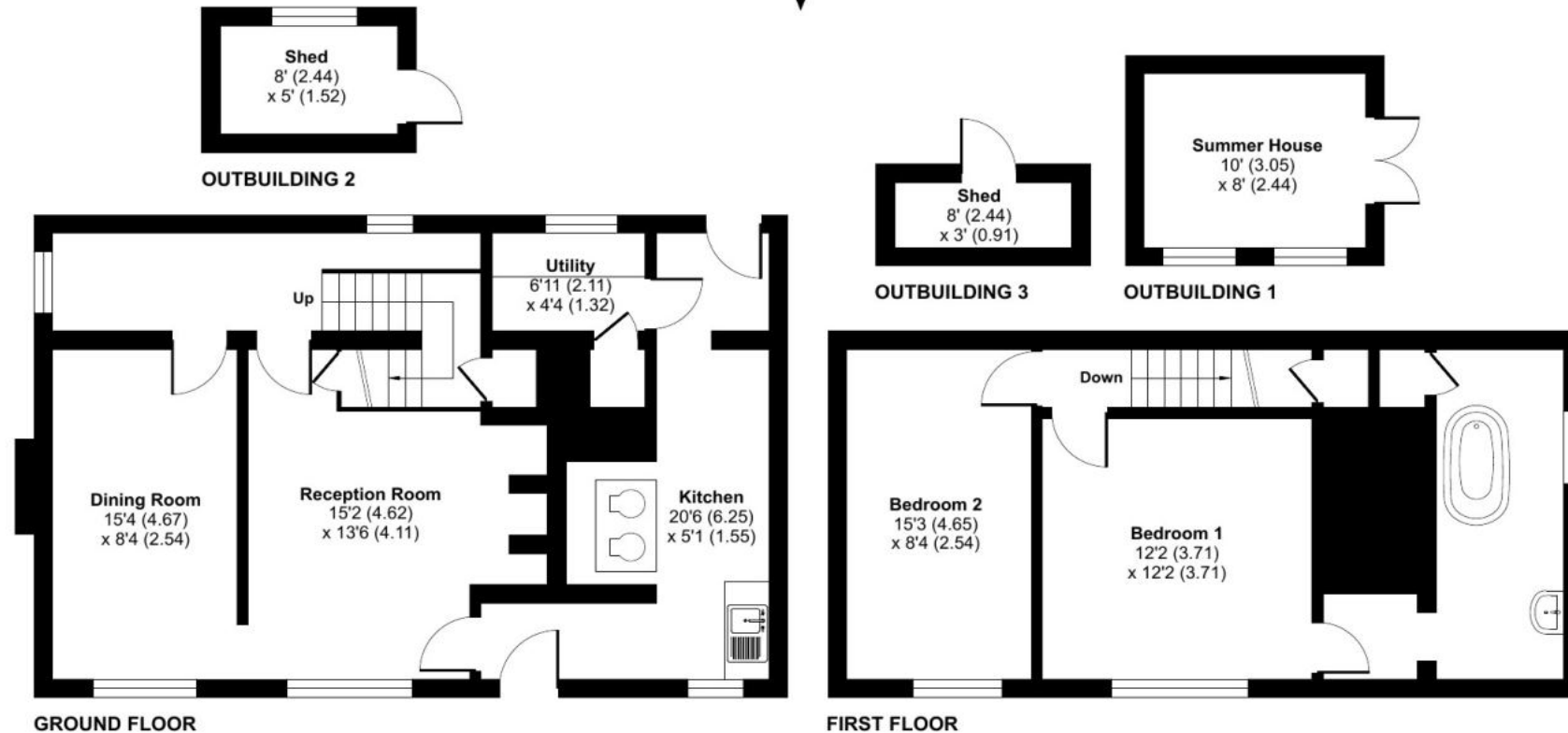
Amberley, Arundel, BN18

Approximate Area = 1153 sq ft / 107.1 sq m

Outbuildings = 144 sq ft / 13.4 sq m

Total = 1297 sq ft / 120.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2023. Produced for GL&CO Estate Agents. REF: 1005804

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