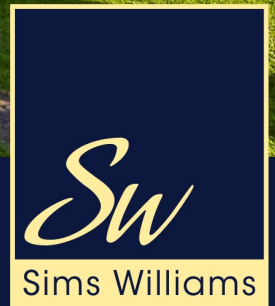




CHRISTMAS COTTAGE

WARNINGCAMP | ARUNDEL | BN18 9QT



CHRISTMAS COTTAGE, WARNINGCAMP, ARUNDEL, BN18 9QT

OFFERS IN EXCESS OF £1,000,000 FREEHOLD

- Beautiful Thatched Cottage
- Situated in the National Park
- Sitting Room with Log Burner
- Bright Kitchen/Breakfast Room
- Charming Dining Room
- Three Bedrooms
- Two Bathrooms
- Far-Reaching Views
- Stunning Gardens

Charming Detached Thatched Cottage

An opportunity to purchase an idyllic Grade II Listed thatched cottage situated in the hamlet of Warningcamp located in the South Downs National Park. The property boasts original features, wonderful gardens with off-road parking, and far-reaching views of Arundel Castle & the Downs.

The accommodation comprises a welcoming entrance hall opening to the charming sitting room featuring an inglenook fireplace with log burner within, and steps down to the kitchen.

The bright and spacious kitchen/breakfast room enjoys a triple-aspect with views of the garden and is fitted with a range of shaker-style units with space for appliances and a breakfast bar. There is ample space for table & chairs and a door opening to the garden.

The remainder of the ground floor consists of a useful utility room, a cloakroom with WC & wash basin, a study, and an additional good sized reception room which is currently being used as the dining room.

There are two staircases leading to the first floor where there are three double bedrooms, two of which benefit from built-in wardrobes. There are two bathrooms, with the main bathroom featuring a separate shower cubicle and a roll top bath.

Outside, the garden is a particular feature of this property with impressive views toward Arundel castle and the surrounding downland. There are paved patio areas, a spacious lawn, beautiful flowering, vegetable patches and a summer house together with a workshop adjacent to the driveway allowing off-road parking.













Grade II Listed

Council Tax Band G

Oil Fired Central Heating

Drainage: Septic Tank

Upon leaving Arundel, head South on the A27 take the first left turning after Arundel Station onto toward Warningcamp. Take the right turning at the crossroads and Christmas Cottage is the first property on the right hand side.



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.

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