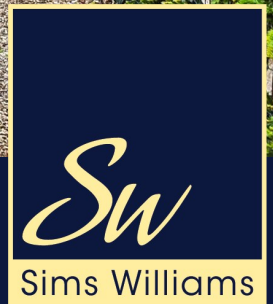




# SHEPHERDS COTTAGE

ARUNDEL | BN18 9RA





# SHEPHERDS COTTAGE

95, , ARUNDEL, BN18 9RA

OFFERS IN EXCESS OF £800,000 FREEHOLD

- Grade II Listed Semi-Detached Cottage
- Bespoke Kitchen/Breakfast Room
- Dual Aspect Living Room with Open Fireplace
- Principal Bedroom with Ensuite Bathroom
- A Further Double Bedroom
- Useful Loft Room and Cellar
- Located within The South Downs National Park
- South Facing Mature Garden
- Offered with No Onward Chain

An opportunity to purchase a charming Grade II Listed semi-detached cottage, beautifully situated in the heart of the highly sought-after village of Wepham, within the South Downs National Park. Rich in character, the property features exposed beams, a striking open fireplace, and traditional stone flooring.

On entering the cottage, you are welcomed into a spacious entrance hall with access to the principal ground floor rooms, a staircase to the first floor, and a useful storage cupboard. The dual-aspect sitting room enjoys views of both the front and rear gardens, complemented by a magnificent open fireplace – the perfect focal point for the room.

The bespoke dual-aspect kitchen/dining room is well appointed with a large central island, integrated oven and gas hob, space and plumbing for a slimline dishwasher, a free-standing fridge/freezer, and an Economy 7 AGA. There is ample space for both storage and a dining table, making it ideal for entertaining. A door from the kitchen leads down to a cellar, offering further storage or potential for additional use.

Upstairs, the principal bedroom suite enjoys views over the garden and benefits from a fitted en suite bathroom and built-in wardrobes. A further double bedroom is served by a family shower room, comprising a walk-in shower, wash basin and WC.

The second floor features a loft room with two Velux windows, eaves storage, and a larger built-in cupboard, offering flexible use as a study, additional bedroom, or hobby space.

Outside, the property enjoys a mature south-facing garden, predominantly laid to lawn, with a terrace ideal for al fresco dining. Established planting and mature trees provide a high degree of privacy. To the front, there is driveway parking.





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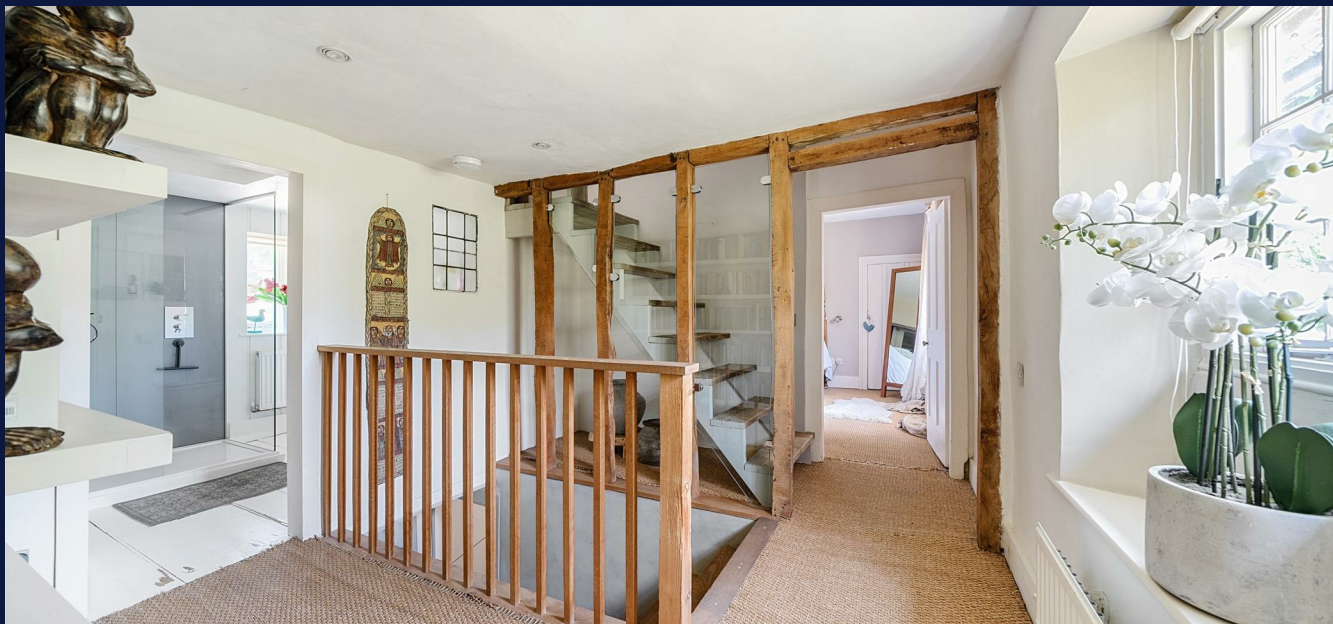




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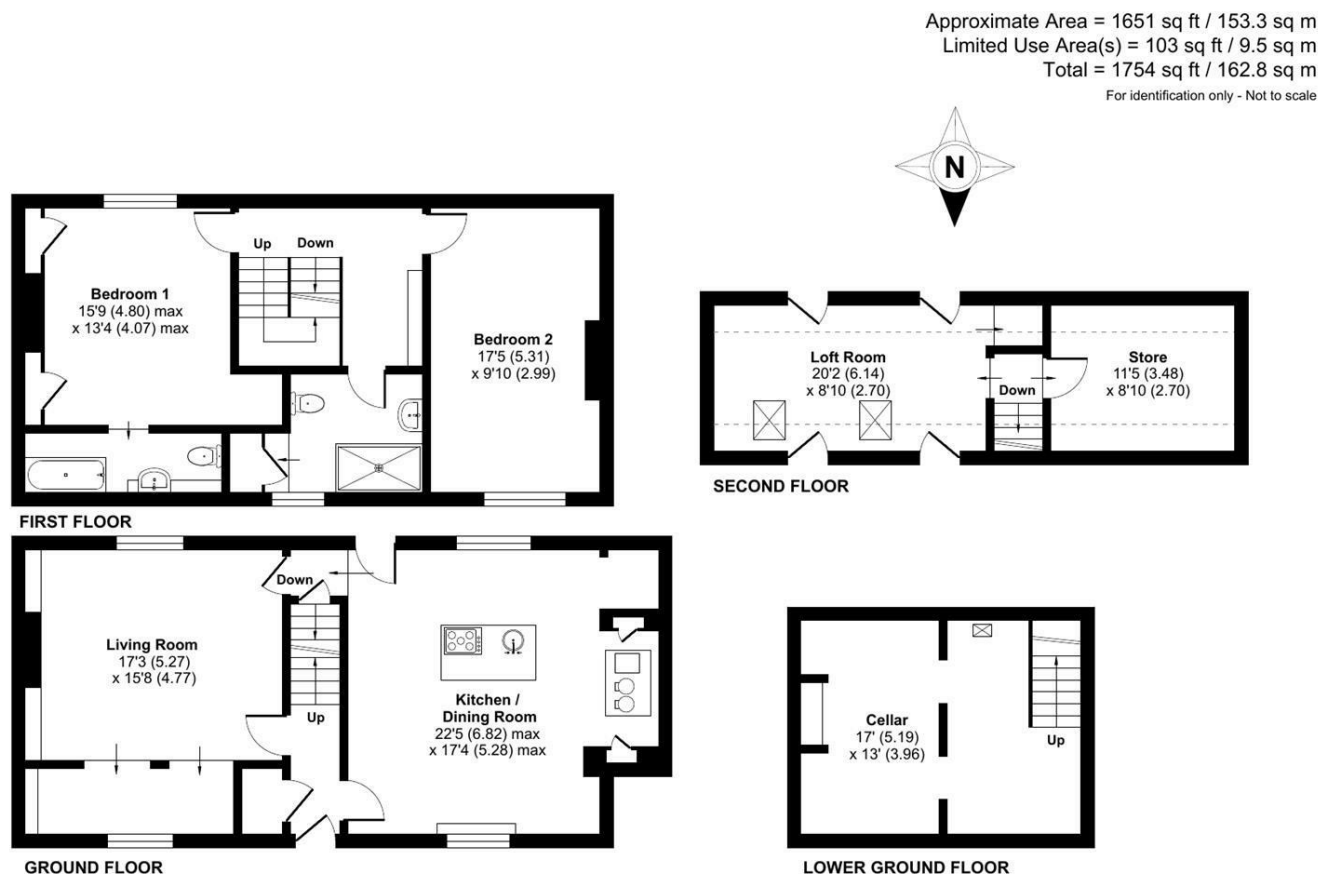
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Grade II Listed

Council Tax Band E

From the roundabout on the A27 continue towards Crossbush. Pass the railway station on the right and take the next turning on the left to Burpham, Wepham and Warningcamp. Follow this road around the valley, passing through Warningcamp and on approaching the hamlet of Wepham and the property can be found of the left 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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