

WALNUT TREE COTTAGE

THE STREET | CLAPHAM | BN13 3UU

Sims Williams

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GUIDE PRICE £950,000 FREEHOLD

- Detached cottage with stable conversion to two large self-contained annexes
- Stylish Modern Kitchen/Diner with Underfloor Heating
- Dual Aspect Living Room with Log Burner
- Charming Character Features Throughout
- Principal Bedroom with Ensuite & Dressing Room
- Further Double Bedroom with Ensuite
- Mature Garden with Terraces
- Large Gravel Driveway with Parking for 12 Cars
- Established Holiday Let Business approx £50k P/A







Nestled in the South Downs National Park, this exceptional detached Grade II Listed thatched cottage beautifully combines timeless character with stylish contemporary living. Rich in charm and period features throughout, the property offers an idyllic countryside retreat with versatile accommodation. Adding further appeal are two beautifully converted annexes (formerly stables), each offering independent accommodation complete with their own kitchens and shower rooms which is ideal for guests, holiday lets, or multi-generational living.

The heart of the home is beautifully appointed modern kitchen/dining room, which has been fitted with a range of base and eye level units with space for appliances, hardwood bi-fold doors out to the garden and is complete with underfloor heating. The property offers an inviting dual aspect living room with a feature log burner, creating a warm and cosy atmosphere, while a separate drawing room with an additional log burner provides further elegant reception space. From here, access leads through to the utility room and ground floor bathroom, with a door opening directly onto the garden.

The principal bedroom suite enjoys a dressing room and ensuite bathroom, while a further generous double bedroom also benefits from its own ensuite facilities.

Outside, the mature gardens provide a peaceful and private setting, featuring attractive terraces ideal for outdoor dining and relaxation.

The property is approached via a large gravel driveway, providing ample parking for 12 cars.

AML & ID Compliance Checks
As part of our compliance requirements, all prospective purchasers are required to complete an electronic AML and identity check. A fee of £40 + VAT (£48 including VAT) per purchaser is payable for this service.

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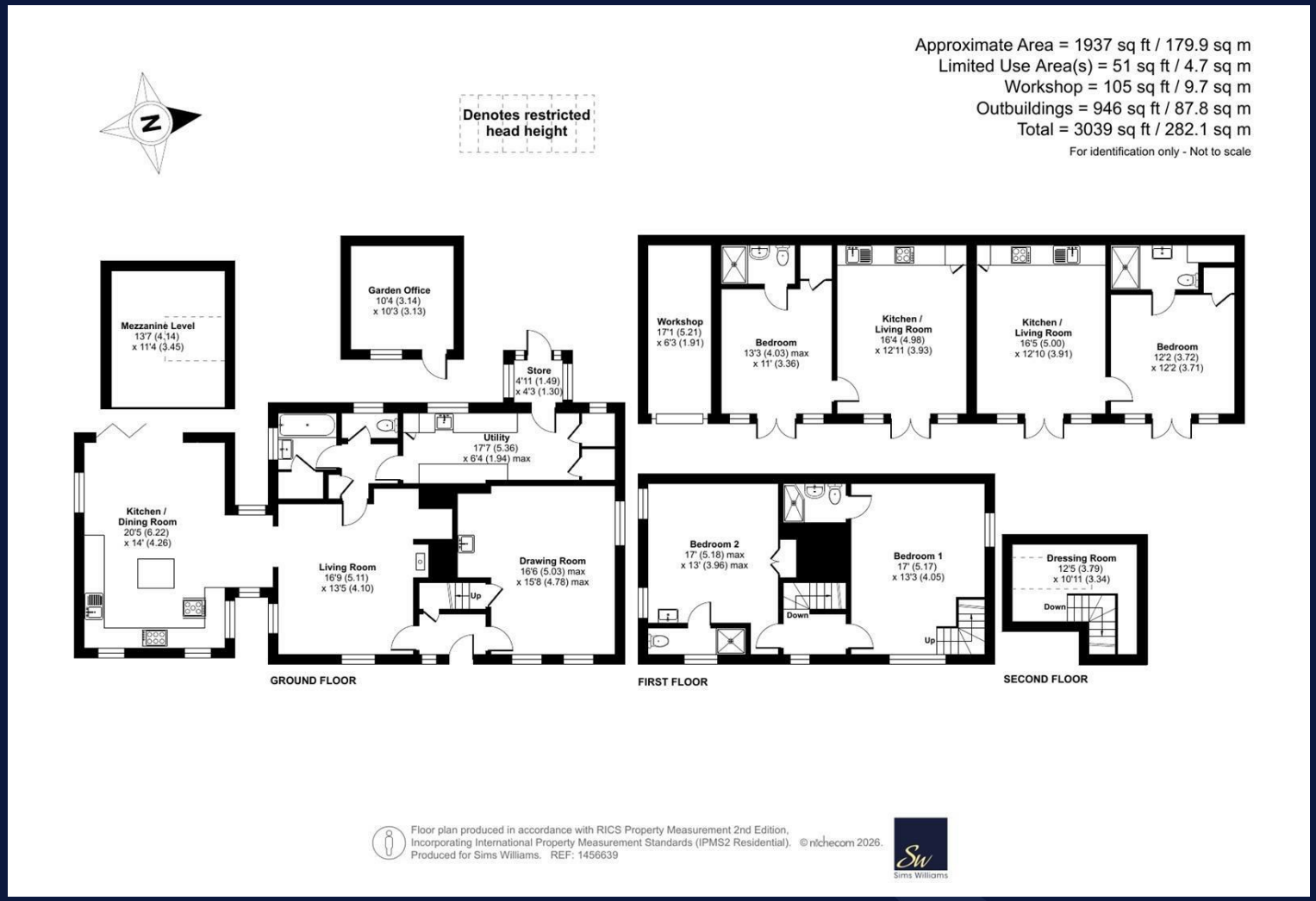
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Grade II Listed

Council Tax Band E

From our office, follow the A27 towards Worthing, take the exit signposted A280 Horsham/London, at the roundabout take the second exit towards Clapham. At the traffic lights signposted Clapham village, turn right. Walnut Tree Cottage can be found 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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