



# THE COTTAGE

HIGH STREET | AMBERLEY | BN18 9NJ



## THE COTTAGE, HIGH STREET, AMBERLEY, BN18 9NJ

GUIDE PRICE £850,000 FREEHOLD

- Detached Character Cottage
- Heart of Amberley Village
- Original Features
- Kitchen/Breakfast Room
- Vaulted Garden Room
- Sitting Room with Inglenook Fireplace
- Three Bedrooms
- Large Bathroom
- Beautiful Cottage Style Garden

A well-presented detached Grade II Listed character cottage which dates back to the 1600s located in the heart of Amberley. The charming property comprises three reception rooms, three bedrooms and a pretty cottage garden.

The accommodation enjoys original features including exposed beams and comprises a welcoming entrance hall with a cloakroom consisting of WC & hand wash basin.

Leading through is the dual-aspect kitchen/breakfast room fitted with some wood fronted units incorporating a Butler sink, dishwasher, an AGA, space for further appliances, and a larder cupboard. The kitchen opens into the delightful, vaulted garden room which has double doors opening to outside.

The open plan sitting/dining room enjoys an inglenook fireplace with a log burner and a raised dining area with a staircase up to the first floor.

On the first floor are two good sized dual-aspect double bedrooms enjoying vaulted ceilings with exposed beams, and a single room which is currently being used as a study. The large bathroom is fitted with wooden flooring and features an exposed stone & brick wall and consists of a roll-top bath, shower cubicle, wash basin & WC.

Outside, the pretty secluded rear garden enjoys a raised lawn with beautifully planted flower and shrub borders and paved terrace areas. There is also a gate allowing side access.











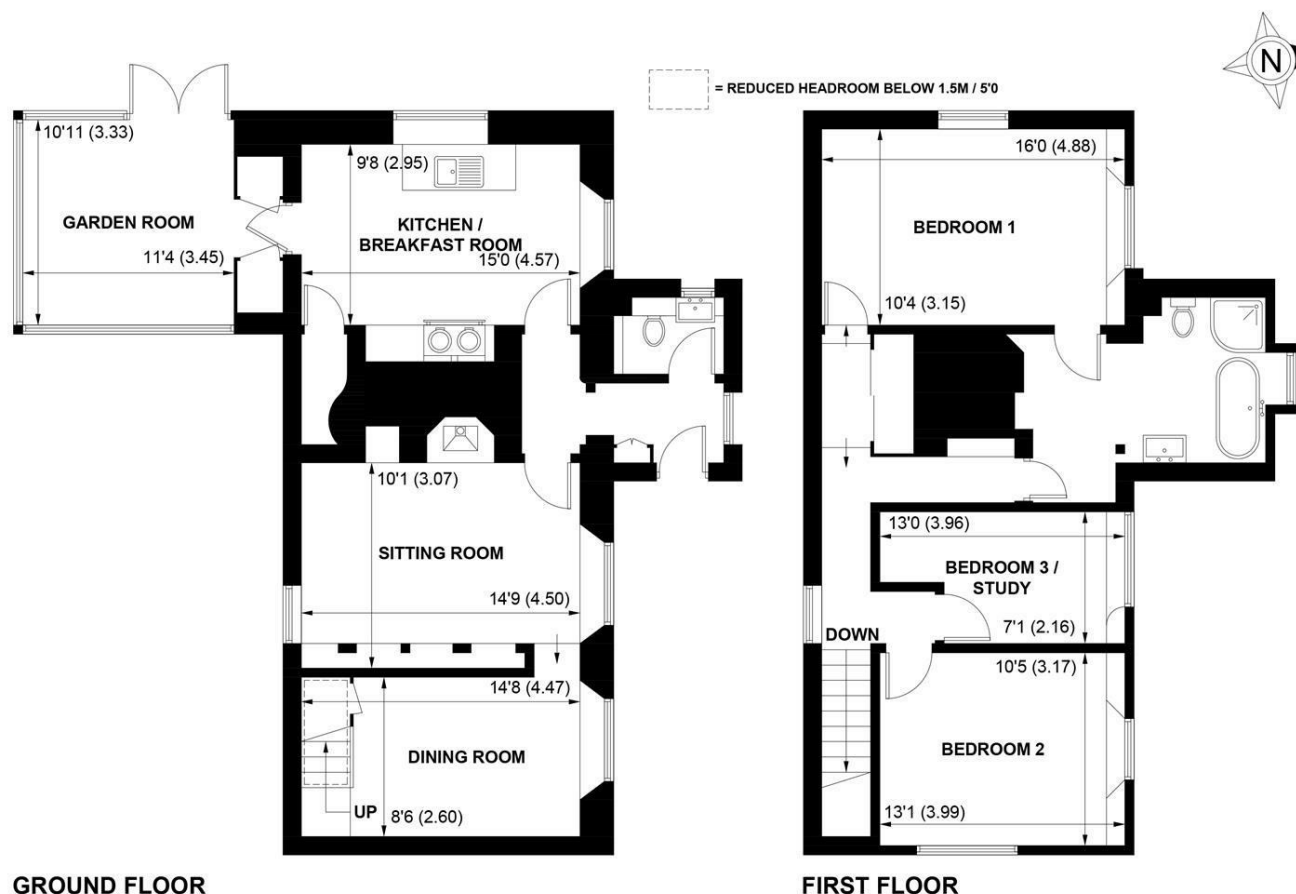


Grade II Listed

Council Tax Band F

Heating: Oil Fired

From the Whiteways Lodge roundabout on the A29, proceed eastwards towards Amberley. Upon entering Amberley Village, turn left into School Lane. 'The Cottage' will be found on the left at the top of the High Street on the corner with Hog Lane.



GROUND FLOOR

FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1472 SQ FT / 136.8 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©  
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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.

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