



Quince Cottage, Hedgers Hill, Walberton, West Sussex

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Quince Cottage, Hedgers Hill, Walberton, West Sussex BN18 0LR

On a tucked-away semi-rural lane, a charming, Grade II listed cottage with glorious downland backdrop

Walberton village centre 0.7 mile, Barnham railway station 2.5 mile, Arundel 3.2 miles, Chichester 8 miles, Worthing 12.8 miles, Brighton 24 miles, London Gatwick Airport 40 miles

Sitting room | Dining room | Garden room
Kitchen/breakfast room | Utility | Cloakroom
Principal bedroom with en suite bathroom
1 Further bedroom | Family bathroom | Studio
Triple garage | Garden | EPC Rating D

The property

Believed to date to C16, Quince Cottage is an appealing timber-framed heritage cottage, which showcases the perfect blend of period characteristics alongside enhanced accommodation, and with stylish interior presentation.

On the ground floor, the interlinking rooms offer a relaxed and versatile living environment with flagstone flooring creating pleasing cohesion across the lower level. Rooms comprise a charming sitting room centred around an inglenook fireplace, with an adjoining dining room ideal for hosting guests. An inner hall connects to a light and airy, triple-aspect garden room with vaulted ceiling and French doors providing a seamless transition to the outside. Fitted with modern, wall and base level cabinetry, topped with stone work surfaces, the kitchen features a stove recess and provides ample space for informal dining, with an external door and an adjoining utility to hide away domestic appliances.

The first floor rooms are reached via two

independent stairways providing an upper level which offers two separate settings. The principal bedroom benefits from a generously proportioned en suite bathroom with stylish, vintage-inspired fittings, whilst the second bedroom has a large adjacent bathroom with comparably beautiful free-standing bath-tub and a shower cubicle.

Outside

The garden at Quince Cottage is a visual delight and offers an outdoor sanctuary with well-designed landscaping and a thoughtfully-selected abundance of floral, evergreen and architectural shrubs and perennial plants.

At the frontage of the home, a parterre of low-level manicured box hedging creates a pictorial feature to one side of the pedestrian pathway, with a bed of shrubs to the other, whilst an area of gravel offers off-road parking.

To the rear, paved, decked and gravelled terraces provide spots to dine and relax, with a pathway to explore the garden passing under a timber arbour with planting over. Areas of lawn are framed by attractively-planted beds and outbuildings include a triple garage and a studio.

Agents note:

Planning permission has been granted for the erection of a 3-bay garage with guest accommodation above, following the demolition of an existing 3-bay garage.

Please see Arun District Council Application Ref: WA/86/23/HH for further information.











Location

The charming village of Walberton enjoys an idyllic situation with the South Downs National Park to the north, Chichester to the west, historic Arundel to the east, and coastal destinations to the south.

Local amenities include a convenience store and post office, a village hall hosting clubs and events, a primary school, a medical centre and The Holly Tree public house.

Additional facilities can be found in nearby Barnham, along with a railway station for services to London Victoria, Gatwick, Brighton and Chichester.

Independent shops and cafés are on offer in historic Arundel along with the splendid castle and cathedral, whilst Chichester provides high street shopping, restaurants and cafés, as well as the renowned Festival Theatre.

Well-regarded schooling in the vicinity includes Slindon College, Lancing College, Our Lady of Sion School, Great Ballards, Westbourne House and Portsmouth Grammar School



Floorplans

Main house internal area 1,897 sq ft (176 sq m)
Garage internal area 745 sq ft (69 sq m)
Outbuilding internal area 178 sq ft (17 sq m)
Total internal area 2,820 sq ft (262 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Direction

From the A27/Chichester By-pass, take the exit at the sign-post for Walberton to join the B2132. After approximately 500 metres, take the left turn onto Hedgers Hill where the property will be found immediately on the right.

General

Local Authority: Arun District Council
Services: Mains gas, electricity, water and drainage
Council Tax: Band G
Tenure: Freehold
Planning: Prospective purchasers are advised that they must make their own enquiries of the local planning authority.
Guide Price: £1,100,000

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