



2 Hucksholt Farm Cottages, Compton, Chichester,  
West Sussex

For the finer things in property.





## 2 Hucksholt Farm Cottages, Compton, Chichester, West Sussex PO18 9NR

An attractive four-bedroom cottage in a delightful rural setting with grounds of approximately 1.8 acres

A3(M) (Jct 2) 6.2 miles, Havant town centre 7.8 miles, Chichester city centre 11.0 miles, Chichester mainline station 14.0 miles (90 minutes to London Waterloo), Gatwick Airport 47 miles

Sitting room | Study | Dining room | Kitchen  
Utility | Cloakroom | 4 Bedrooms | Family  
bathroom | Shower room | Loft | Garage  
Carport | Store | Garden | EPC rating E

### The property

2 Hucksholt Farm Cottages is a splendid four-bedroom semi-detached property, set in a picturesque rural South Downs location. The property features attractive yet understated accommodation with plenty of natural light throughout.

The ground floor provides three comfortable reception rooms for flexible living. These include a light, triple aspect sitting room with French doors opening onto the garden and a brick-built fireplace. There is also a dining room with a fireplace, which is fitted with a logburner and a useful study for home working. Additionally, the ground floor kitchen has shaker-style units and space for all the necessary appliances, as well as a breakfast bar, French doors to the garden and a skylight welcoming plenty of natural light. The utility room provides further space for household storage.

Upstairs are four bedrooms, three of which are doubles. There is also a large family bathroom with a freestanding bathtub and a separate shower unit, plus a separate shower room.

### Outside

At the front of the property, the gravel driveway provides plenty of parking space in addition to the detached garage, carport and store. The front garden has an area of lawn, various border shrubs and a south-facing patio. To the rear, the garden extends to 1.8 acres, featuring a generous expanse of lawn, a large kitchen garden area, an Alitex greenhouse and colourful border beds with various flowering perennials. There is a wealth of trees including an orchard with over twenty fruit trees and a peaceful meadow with rolling fields beyond.

### Location

The property is situated in a tranquil rural setting with footpaths and bridleways literally at the end of the drive. The property lies just to the north of Compton village, which offers a local convenience shop with tearoom and nearby pubs, a church and a village school. The cathedral city of Chichester and market town of Petersfield are both easily accessible and offer a range of shopping and leisure facilities, including mainline stations with services up to London Victoria (from Chichester) and Waterloo (from Petersfield). Nearby Goodwood hosts annual events for motor and horse riding enthusiasts. The harbour-side town of Emsworth has a good range of independent shops, cafés & restaurants, along with water sports facilities, a marina and two sailing clubs.

There is a vast selection of independent and state schools in the area including Bedales Prep School, Ditcham Park School and Churcher's College. Further afield are Seaford Collage, Westbourne House, The Prebendal School, Bishop Luffa and Portsmouth Grammar.





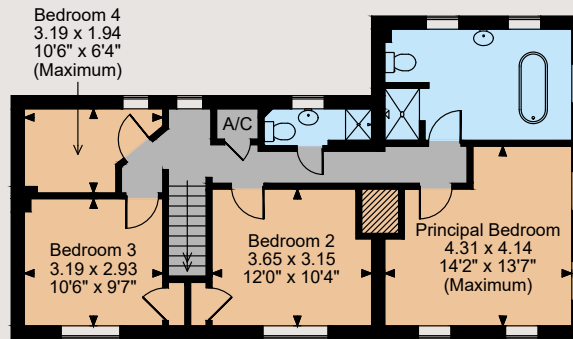
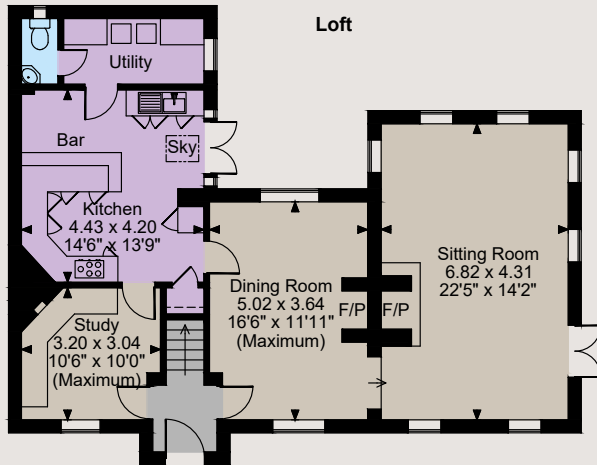
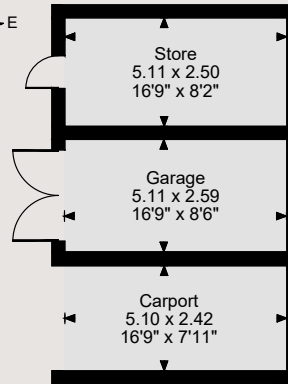
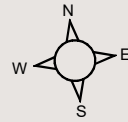
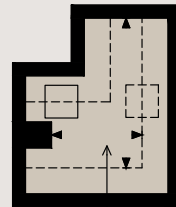
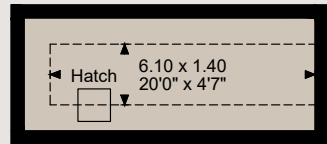
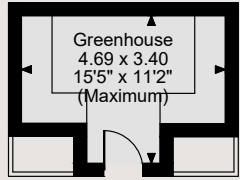






**Floorplans**

Main House internal area 1,719 sq ft (160 sq m)  
 Garage and carport internal area 293 sq ft (27 sq m)  
 Store internal area 138 sq ft (13 sq m)  
 Lofts internal area 151 sq ft (14 sq m)  
 Total internal area 2,301 sq ft (214 sq m)  
 For identification purposes only.



**Ground Floor**

**First Floor**

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

--- Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dia/8611122/SS



**Directions**

From Chichester Northgate roundabout take the B2178 St Paul's Road north and continue onto the B2146 for approx 11 miles and on the right hand bend bear left up a lane with a Public Bridleway sign and caution speed ramps sign. continue along the lane for 0.2 miles and take the first right turn and the entrance to the property is on the left.

**General**

**Local Authority:** Chichester District Council  
**Services:** Mains electricity & water. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

**Council Tax:** Band E

**Tenure:** Freehold

**Guide Price:** £979,500

**Chichester**

31 North Street, Chichester, PO19 1LY

**01243 832600**

chichester@struttandparker.com

struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London



For the finer things in property.

