



## Marsh Cottage, Graffham, West Sussex, GU28 0NY

Offers in the Region of £950,000









## Marsh Cottage, Graffham

Freehold / EPC - E / Council Tax Band - E

- No Onward Chain
- Wraparound Views of The South Downs
- Flint Elevations and Character Features
- Envious and Sought After Position
- Local Village Store and Pubs

A rare opportunity to acquire a charming four-bedroom detached cottage, nestled in one of the most desirable locations within the South Downs National Park. Set in approximately 0.38 acres, Marsh Cottage offers an idyllic rural lifestyle with uninterrupted 360-degree views across rolling countryside and hills. With attractive flint elevations and a wealth of character features, this delightful home is offered to the market with no onward chain.

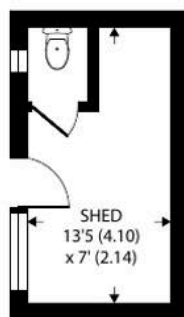
The property boasts mature, well-tended gardens divided into distinct areas, ideal for the green-fingered buyer, and complemented by a range of outbuildings offering excellent versatility. A double oak-framed car barn with loft storage provides undercover parking whilst a gravelled drive offers room for additional vehicles.

Internally, the accommodation is spacious and filled with natural light, with every room enjoying stunning vistas. While the interior would benefit from modernisation, it remains perfectly liveable. The ground floor comprises an entrance hall, sitting room with open fireplace, dining room, kitchen/breakfast room, utility / boot room, shower room, and a conservatory which overlooks the gardens and enjoys views to the east, south, and west.

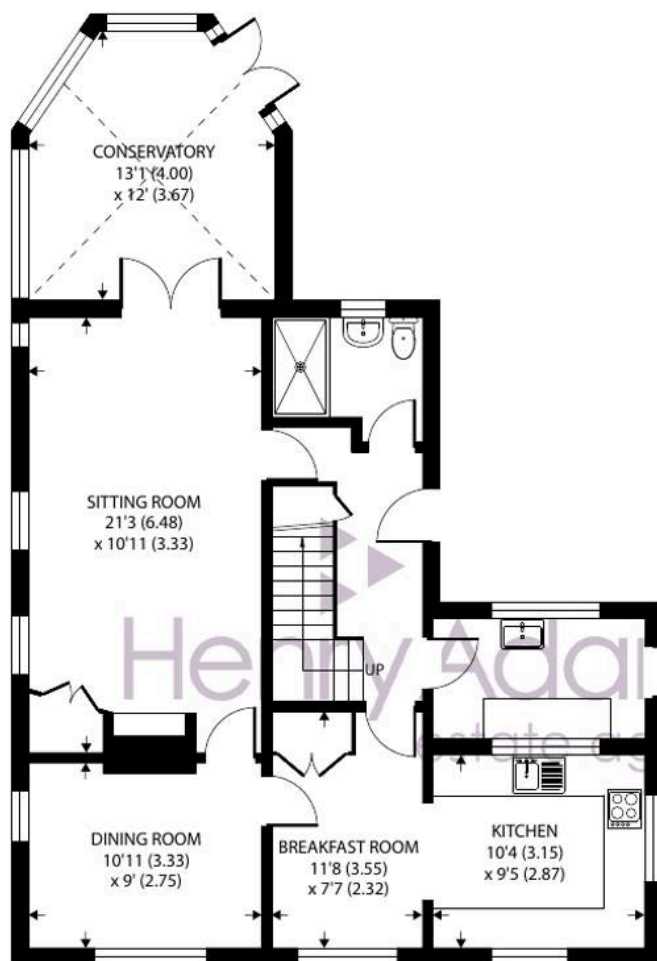
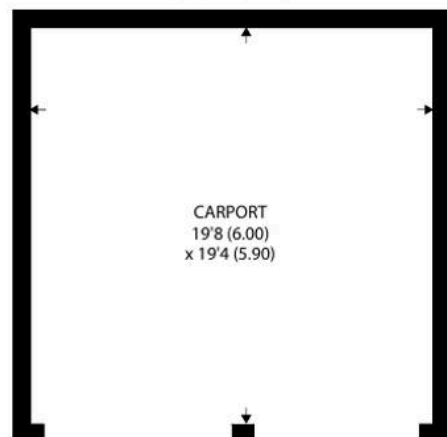
Upstairs, there are four bedrooms and a family bathroom, each offering captivating views of the surrounding countryside. Marsh Cottage truly defines countryside living and presents a unique opportunity to create a dream home in a spectacular setting.







OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Approximate Area = 1586 sq ft / 147.3 sq m (excludes carport)

Shed = 94 sq ft / 8.7 sq m

Total = 1680 sq ft / 156 sq m

For identification only - Not to scale











## Henry Adams – Midhurst

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views.