



Ostlers Cottage, Church Road, North Mundham, PO20 1JU

In Excess of £600,000

 **Henry Adams**  
estate agents

## Ostlers Cottage, North Mundham

A delightful individual residence situated in a village location to the south of Chichester.

- Quarter of an acre of mature gardens (0.27)
- West facing garden
- Views towards St Stephens Church
- Potential to modernise and reconfigure
- Versatile ground floor accommodation
- Ground floor bedroom and shower room
- Two first floor bedrooms and bathroom
- Double car port with tool shed
- Chain free

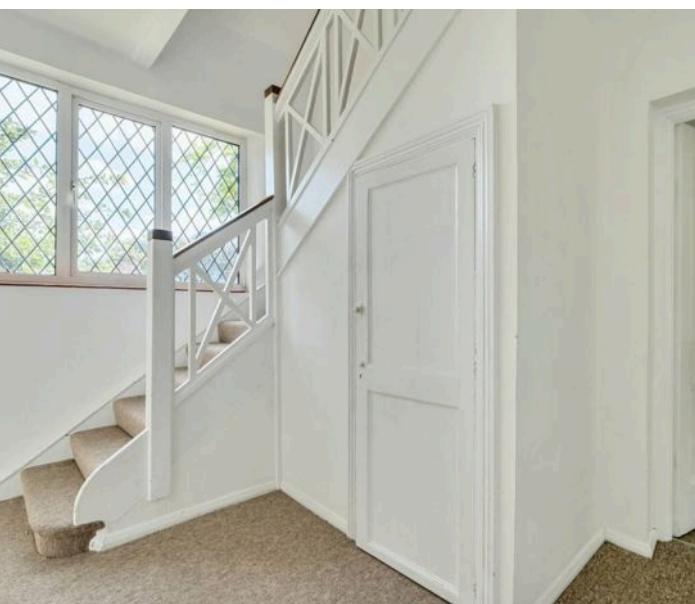
Ostlers Cottage is a truly individual home offering a rare opportunity to create a delightful residence in a highly desirable semi-rural setting.

Believed to have originally served as stables with a hayloft above, the property stands within approximately a quarter of an acre (0.27) of mature gardens.

While requiring a degree of updating, the cottage retains exceptional charm and character, providing ample scope for buyers to enhance and personalise the accommodation to their own taste.

Inside, the versatile layout offers adaptable living space perfectly suited to a range of lifestyles.





A welcoming entrance hall gives access to a shower room, while the dual-aspect sitting room features French doors opening into the conservatory. There is a ground-floor bedroom or reception room, also with French doors leading to the garden, offering flexibility for guests or home working. The spacious dual-aspect dining room provides an ideal setting for entertaining and the dual-aspect kitchen/breakfast room offers plenty of natural light and potential for modernisation. A practical utility room completes the ground floor.

Upstairs, a generous landing leads to two well-proportioned dual-aspect bedrooms, both enjoying pleasant views over the gardens, along with a family bathroom. The layout provides comfortable accommodation that can be easily tailored to suit individual needs.

Outside, a gravel driveway and turning area provide ample off-road parking for several vehicles and lead to a double car barn with an attached tool shed. The garden is simply landscaped, with extensive lawns offering an ideal canvas for keen gardeners or those seeking a peaceful outdoor retreat.

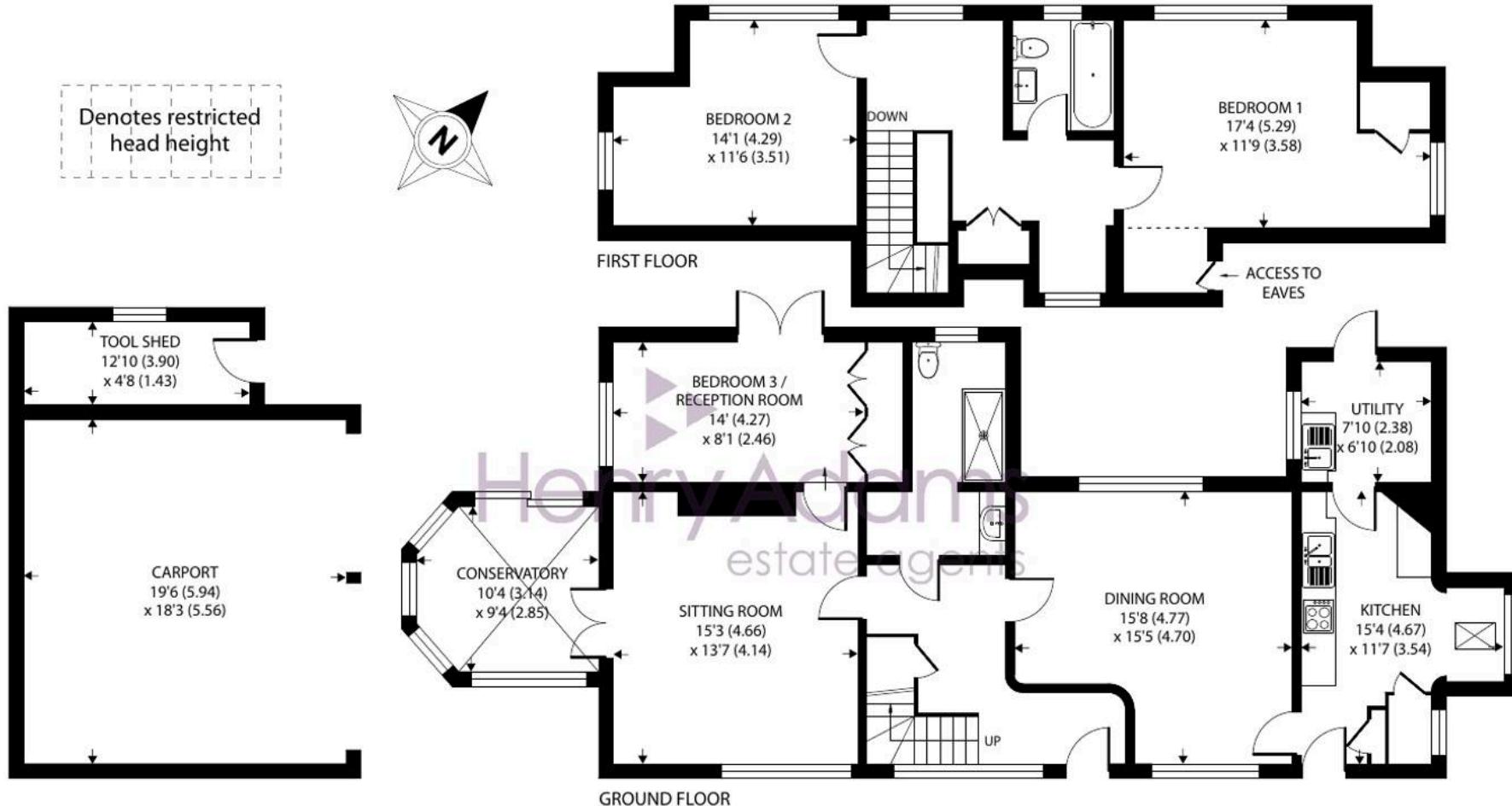
Beautifully positioned close to a footpath leading directly into open countryside, Ostlers Cottage enjoys easy access to scenic walks and outdoor pursuits. A well-regarded farm shop and a welcoming country pub are just a short drive away, creating the perfect balance between rural tranquillity and everyday convenience. Set in the heart of a rural village but only a few miles from the sea in one direction and the country city of Chichester in the other. A little further you are in the grounds of the Goodwood estate offering golf courses, horse racing, and the world renowned festival of speed. Also with 90 minutes you have the port of Portsmouth to access France and Spain and the airport of Gatwick to take further afield.

Chichester District Council - 25/26 Tax Band F £3,390.35

EPC-D







Approximate Area = 1631 sq ft / 151.5 sq m (excludes carport)

Limited Use Area(s) = 17 sq ft / 1.5 sq m

Tool Shed = 60 sq ft / 5.5 sq m

Total = 1708 sq ft / 158.5 sq m

For identification only - Not to scale



**Location** - The semi-rural village of North Mundham is situated approximately two miles south east of Chichester. Within the village there is a popular primary school and church. In the nearby village of Runcton there is The Walnut Tree public house and restaurant, plus a farm shop on the Lagness/Pagham Road. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, along with the Festival Theatre and a mainline station to London Victoria. Goodwood is located to the north and is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are excellent sailing facilities around Chichester Harbour and windsurfing from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

**Directions** - From Chichester take the third exit off at the Bognor Road roundabout into Vinnetrow Road. At the mini roundabout take the third exit and pass through the village. As the road bears round to the left with the school on your right hand side, take the turning left (Church Road) and follow the road down, at the mini roundabout proceed straight on. The property is on the right before the church. What3words - voice.silk.sage





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