



1 St. Nicholas Cottages, Houghton - BN18 9LW

Offers Over £800,000

 **Henry Adams**
estate agents



1 St. Nicholas Cottages, Houghton, Arundel

- A stunning Victorian period cottage with later additions and picturesque views over open land
- Bespoke kitchen / breakfast room with a number of cupboards and integrated appliances including Bosch microwave, oven, induction hob and Fisher and Paykel dishwasher
- Underfloor heating to kitchen
- Ground floor cloakroom
- Snug / study with wood burner
- Pretty sitting room with open fire, French doors to terrace with pergola
- Triple aspect vaulted main bedroom with fitted wardrobes and en-suite shower room
- Guest room
- Dressing room / occasional bedroom
- Detached brick built home office, oak shed / workshop
- Beautiful landscaped gardens with an abundance of plants and shrubs including rose garden, vegetable garden and a number of seating areas to enjoy the peace and tranquillity of the surroundings
- Vegetable garden includes a green house, fruit trees and raspberries with space for a variety of seasonal vegetables, currently potatoes, onions, beetroot, leaks and beans
- Driveway parking

This delightful Grade II listed semi-detached Victorian cottage is located in a picturesque setting, boasting panoramic views over open land. In 2011 the property underwent redevelopment which gained an award from The Sussex Heritage Trust and the Association of Professional Landscapers. The result is a harmonious blend of traditional charm and modern convenience.

Upon entering, the property immediately captivates with its bespoke kitchen / breakfast room, meticulously designed with a range of cupboards and top-of-the-line integrated Bosch appliances, including a microwave, oven, induction hob, and Fisher and Paykel dishwasher. The underfloor heating in the kitchen ensures comfort and warmth, while the ground floor cloakroom provides added convenience for residents and guests alike.

The inviting interiors further enchant with a cosy snug / study / dining room featuring a wood burner. The pretty sitting room has an open fire, large bay window overlooking the garden and French doors that lead out to a terrace complete with a pergola. The triple aspect vaulted main bedroom impresses with fitted wardrobes and an en-suite shower room, while the guest room has views to the rear and a dressing room / occasional bedroom provides versatility for various living arrangements. There is a lovely modern bathroom with separate shower.

Externally, the property boasts a detached brick-built study / office and an oak-built shed / workshop with adjacent log and bin storage. The beautifully landscaped gardens are a haven of tranquillity with an array of plants, shrubs and trees, including a rose bed, vegetable garden, and plenty of seating areas for relaxation and contemplation. The vegetable garden with greenhouse is a delightful feature, showcasing an assortment of produce such as onions, garlic, beetroot, potatoes, broad beans, raspberries, and fruit trees that yield apples and pears.

Completing this impressive residence is the driveway parking, ensuring convenience for residents and visitors. With its idyllic location, thoughtful design, and array of features, this property presents a rare opportunity to embrace a lifestyle of comfort and serenity amidst a charming countryside setting.

Location

Houghton in the heart of the South Downs National Park has everything on your door step, lovely country walks, public houses with the George and Dragon and The Bridge Inn, other eateries are The Boat House and Riverside South Downs. The mainline railway station to London and the South Coast from Amberley, Amberley Museum. A short distance away you will find the historic town of Arundel with the Castle and Cathedral which has many events throughout the year and Petworth with its historic house and gardens designed by Capability Brown. Chichester with culture, shopping, theatre and cinema and surrounding coastal areas. Goodwood a short drive away famous for its horse racing and motor sport lies on the outskirts of Chichester.

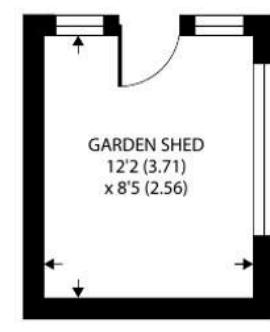
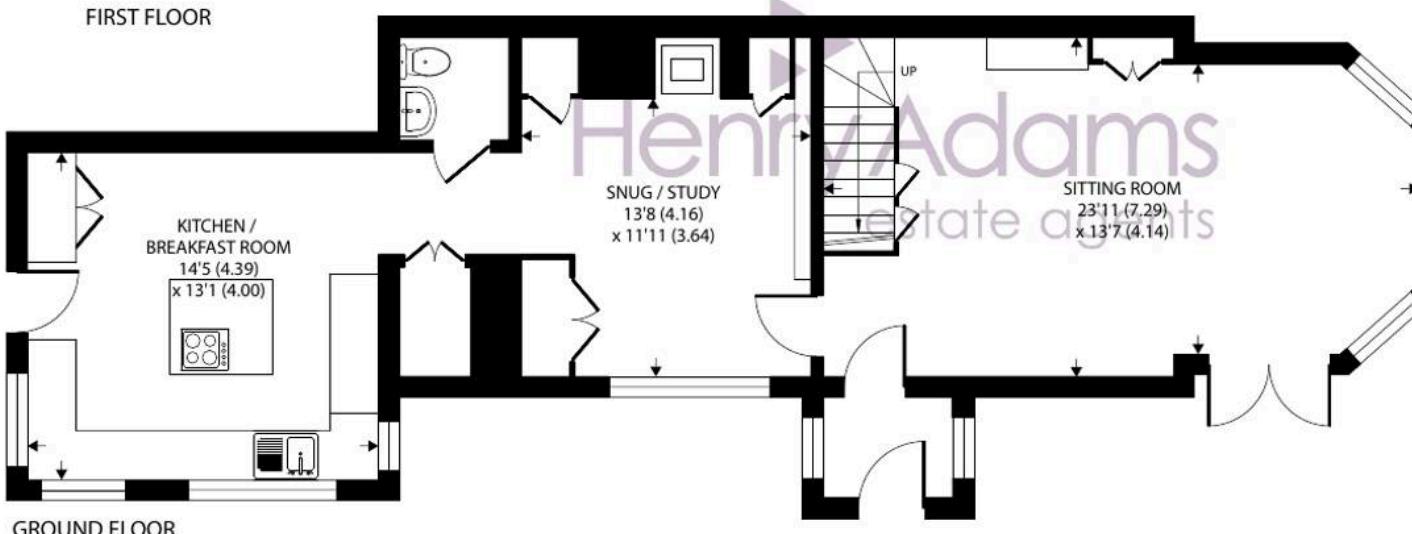
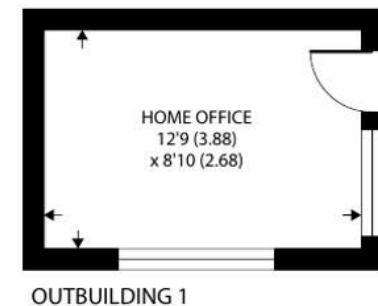
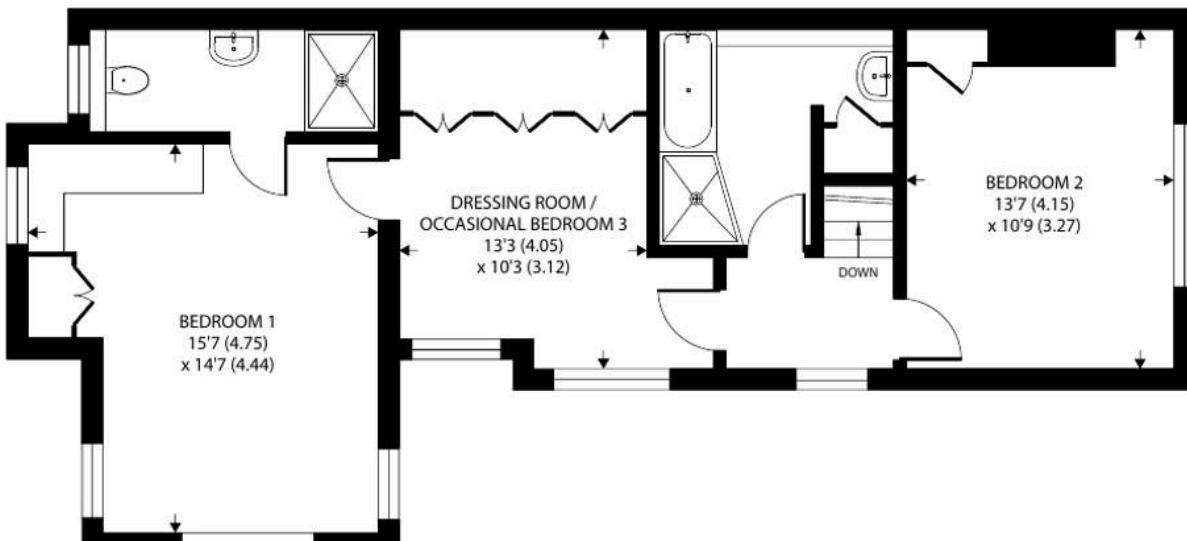
Council Tax band: E

EPC: F

Tenure: Freehold





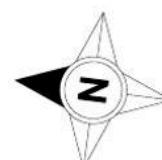


Approximate Area = 1404 sq ft / 130.4 sq m

Outbuildings = 200 sq ft / 18.5 sq m

Total = 1604 sq ft / 148.9 sq m

For identification only - Not to scale







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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. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any