



Russets, Lavant, PO18 0BQ

Guide Price £725,000

Russets, Lavant

An individual detached period cottage overlooking the rolling South Downs countryside.

- Lovely rural aspect at the rear
- Downland village setting
- Versatile layout
- Two ground floor bedrooms and shower room
- Two first floor bedrooms and bathroom
- L shaped sitting room/dining room
- Wood burner
- Off road parking
- Long rear garden

A charming individual period home enjoying fabulous open countryside aspect to the rear towards Goodwood Estate.

Set on the southern periphery of the glorious South Downs National Park, the property combines a peaceful village setting with excellent convenience, being just two and a half miles north of Chichester.

The house features attractive flint and brick elevations and is believed to have originally been built as a coach house, retaining much of its period character.





The accommodation is well arranged and versatile. An entrance hall leads to an L-shaped sitting/dining room with a feature fireplace and wood-burning stove, creating a warm and welcoming focal point.

The galley kitchen is fitted with shaker-style units and benefits from a stable door opening to the rear garden. A conservatory, accessed via French doors from both the dining area and kitchen, provides a delightful space to enjoy the garden and views beyond.

On the ground floor there are two bedrooms and a shower room. The first floor offers two further bedrooms, each enjoying spectacular countryside views, along with a family bathroom.

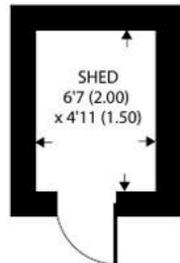
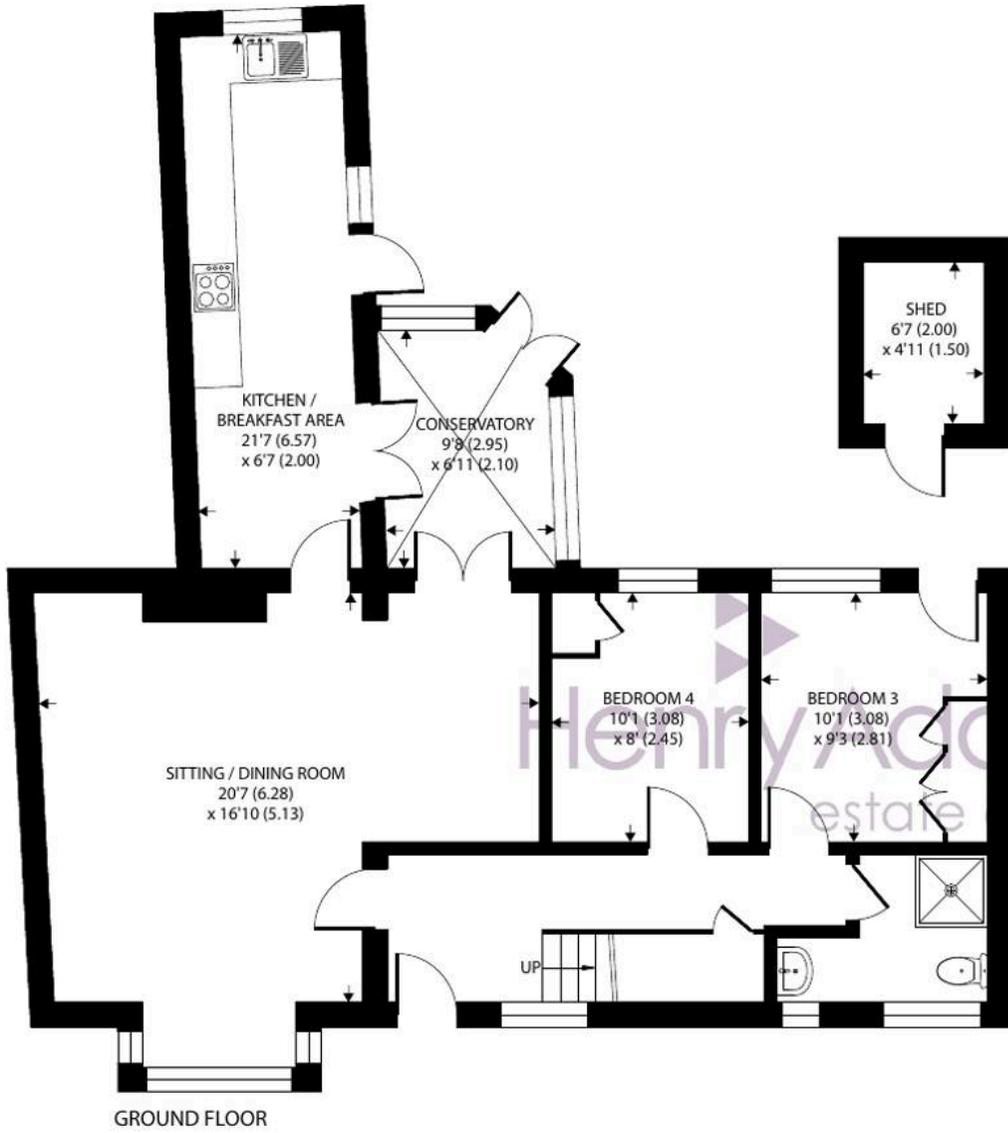
Outside, the property is approached via a wide gravel driveway providing ample off-road parking. To the rear lies a long garden, predominantly laid to lawn with a patio area, well-established borders and a high flint retaining wall to one side.

A gate at the far end of the garden opens directly onto a country pathway, perfect for walkers and nature lovers.









Denotes restricted head height



Approximate Area = 1251 sq ft / 116.2 sq m
 Limited Use Area(s) = 26 sq ft / 2.4 sq m
 Outbuilding = 32 sq ft / 2.9 sq m
 Total = 1309 sq ft / 121.5 sq m

For identification only - Not to scale



Location - Lavant is a desirable and highly sought after village within the South Downs National Park located to the north of the cathedral city of Chichester offering excellent high street shopping, restaurants, cafes and bars, Festival Theatre and sporting facilities. There is a mainline station to London Victoria. There are two popular public houses within walking distance, two churches, the village hall, the Centurion Way pedestrian/cycle path to Chichester/West Dean and a well regarded primary school with a good number of senior schools within easy reach. Accessible from the property is unrivalled countryside walking and cycling on cycle paths both to the sea with its superb sailing facilities on the coast and onto the South Downs. There are excellent road, rail, bus and air links, all within easy reach. Goodwood hosts a number of events throughout the year at the house itself, at the motor circuit and at the racecourse and also has a members only health club and exclusive restaurant at the nearby hotel.

Directions - Proceed north out of Chichester on the A286 Midhurst Road. On reaching Lavant proceed over the mini roundabout and Russets is approximately 0.16 of a mile on the right. What3words - mostly.axed.gross

Chichester District Council - 25/26 Tax Band D £2,851.83 EPC-D





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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 service, system or appliance. Please ask if you would like further information, especially before you travel to the property.