



4 School Lane, Compton, PO18 9EZ

Guide Price £695,000



## 4 School Lane, Compton

A delightful character cottage in an enviable village setting within the glorious South Downs countryside.

- Located in the heart of the South Downs National Park
- Peaceful position along quiet School Lane
- Beautiful traditional English cottage garden with generous patio area
- Private driveway leading to large timber-built garage and studio space
- Useful additional outdoor storage/workspace
- Attractive dual-aspect sitting room with wood-burning stove
- Charming cottage-style kitchen opening into bright garden sun room
- Two well-proportioned bedrooms and stylish modern shower room
- Delightful character home ideal for countryside living and weekend escapes

Surrounded by a beautifully established traditional English cottage garden, the property offers a delightful outdoor retreat complete with a generous patio area ideal for al fresco dining and relaxation. A private driveway leads to a timber-built garage incorporating a useful studio space, with a greenhouse situated to the rear.

The accommodation begins with a welcoming entrance hall and staircase rising to the first floor. The attractive dual-aspect sitting room features a cosy wood-burning stove, while the charming cottage-style kitchen opens through double doors into a stunning sunroom with a glazed roof and French doors leading directly onto the garden, creating a light-filled and sociable living space. Upstairs, the property offers two well-proportioned bedrooms together with a stylish modern shower room featuring a wide walk-in shower with glass screen.







Approximate Area = 1059 sq ft / 98.3 sq m  
 Garage = 914 sq ft / 84.9 sq m  
 Total = 1973 sq ft / 183.2 sq m

For identification only - Not to scale



**Location** - Compton is a picturesque village in the heart of the South Downs National Park, within the Chichester district of West Sussex. The parish also includes the nearby villages of West Marden and Up Marden. Situated on the B2146 road between Petersfield and Chichester, Compton benefits from regular connections via the Chichester–Petersfield Stagecoach bus route. The village offers a welcoming community atmosphere with a village store and café, a recreation ground and local primary school. Popular with walkers, hikers, cyclists and dog owners exploring the South Downs, the village store and café has become a well-known stopping point for refreshments.

**Directions** - From Chichester proceed north west along the B2178 passing through the village of East Ashling. On reaching Funtington turn right after The Fox and Hounds into Hares Lane (B2146). Continue northward along this road passing through Racton and West Marden. On reaching Compton turn right into Church Lane and then bear right into School Lane where number 4 is a short distance along on the right. What3words - rings.cuddled.clincher

Chichester District Council - 26/27 Tax Band E £2,987.46 EPC-E

**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.

To arrange a viewing call 01243 533377 view details online at [henryadams.co.uk](http://henryadams.co.uk)

