



Old Bakehouse Church Street, Amberley - BN18 9NE
£795,000

Old Bakehouse Church Street, Amberley

- A delightful Grade II listed thatched cottage in the picturesque village of Amberley
- Sitting room with open fire
- Kitchen with AGA and separate oven and hob, space for appliances and ample room for dining table
- Main bedroom with vaulted ceiling heights and built in storage cupboards
- Second double bedroom
- Shower room
- Lovely cottage garden with views to the South Downs
- Summer house with electrics an ideal spot to sit and enjoy the views
- Gardens with a lovely variety of plants and shrubs providing an abundance of colour
- No forward chain

This charming two bedroom Grade II listed thatched cottage is situated in the heart of the picturesque village of Amberley, offering an opportunity to acquire a characterful home with a wealth of period features.

Steps lead up from the street to the entrance hall. The inviting sitting room features an open fire, providing a cosy focal point and a warm atmosphere throughout the seasons. The kitchen is well-appointed with an AGA, a separate oven and hob, space for appliances, and ample room for a dining table, making it ideal for both every-day living and entertaining.

On the first floor the main bedroom boasts impressive vaulted ceiling heights and built-in storage cupboards, while the second bedroom is a comfortable double, perfect for guests or as a versatile home office. The property also includes a well-presented shower room, designed with practicality in mind.

Throughout the home, traditional details blend seamlessly with modern conveniences, ensuring comfort and style.

The gardens area is a particular delight with this home. From the kitchen there is a small courtyard area and then steps leading up to the elevated garden perfectly situated to take in the peace and tranquillity of the village with the downland backdrop to enjoy. A lovely summer house is ideal to sit and watch nature. The garden has a variety of lovely plants and shrubs an a patio area for entertaining. Parking is on the road of this no through road in the sought after village of Amberley.

Offered with no forward chain, this delightful cottage presents an appealing prospect for those seeking a peaceful village lifestyle in a historic setting.

Amberley is a highly desirable quintessential West Sussex village set in the South Downs National Park, which benefits from a local village store, post office and delightful tea rooms, two pubs The Black Horse and The Sportsman as well as Amberley First School. From here the South Downs Way is easily accessible and there are many country walks to be enjoyed in the area as well as other outdoor pursuits. Amberley has the attraction of Amberley Castle, a privately owned hotel and restaurant renowned for its high quality. Finally, Amberley Station, approximately one mile away, is on the London Victoria line. For more extensive shopping, banking and leisure facilities, Storrington lies just four miles away and Chichester is 13 miles away.

Council Tax band: F

Tenure: Freehold

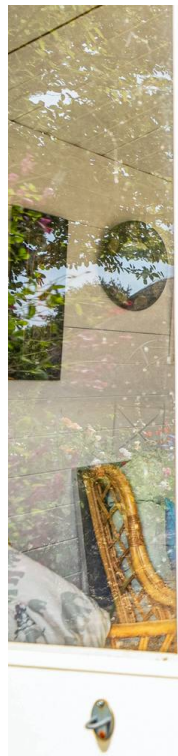
EPC Energy Efficiency Rating: D

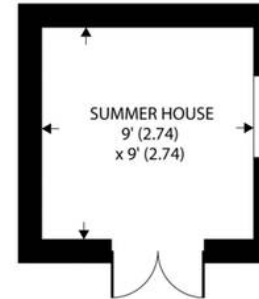
EPC Environmental Impact Rating: E



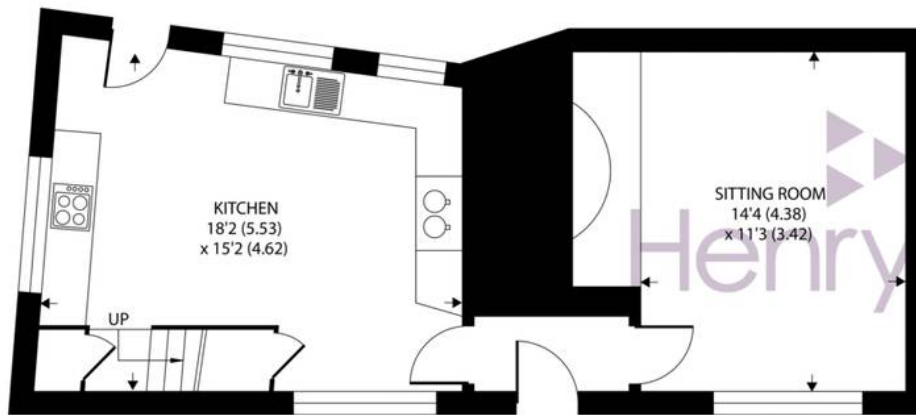




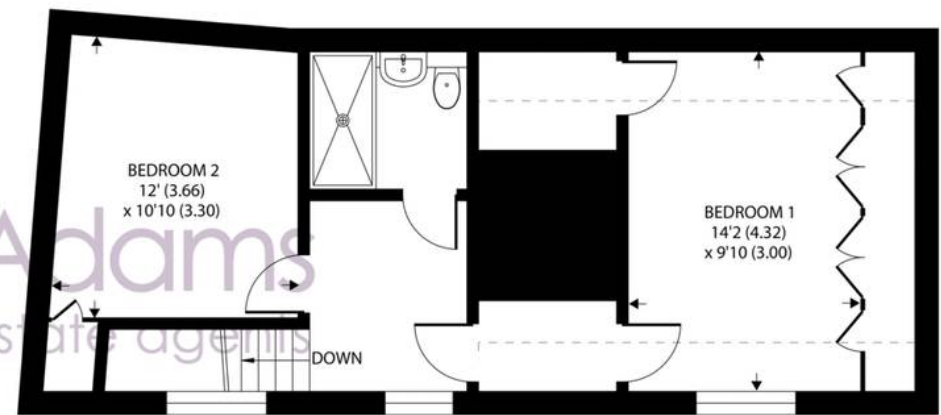




Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR

Approximate Area = 961 sq ft / 89.2 sq m
Limited Use Area(s) = 77 sq ft / 7.1 sq m
Outbuilding = 81 sq ft / 7.5 sq m
Total = 1119 sq ft / 103.8 sq m

For identification only - Not to scale





Henry Adams - Storrington

Henry Adams LLP, Mulberry House, 8 The Square - RH20 4DJ

01903 742535

storrington@henryadams.co.uk

www.henryadams.co.uk/

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.