

HENRY ADAMS



Farinay Cottage | Walderton

# Farinay Cottage Walderton | West Sussex | PO18 9EA

## Price Guide £550,000 Freehold

To view please contact

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- Contemporary Styled Semi-Detached House
- Overlooking Countryside & Downland
- Located In An Area Of Outstanding Natural Beauty
- Entrance Hall
- Kitchen/Dining Room
- Utility
- Cloakroom
- Family Room
- Sitting Room/Bedroom 4
- Master Bedroom
- En-Suite Shower Room
- Second Bedroom
- Bathroom
- Second Floor Bedroom Three
- Garage
- Parking
- Gardens

## Description

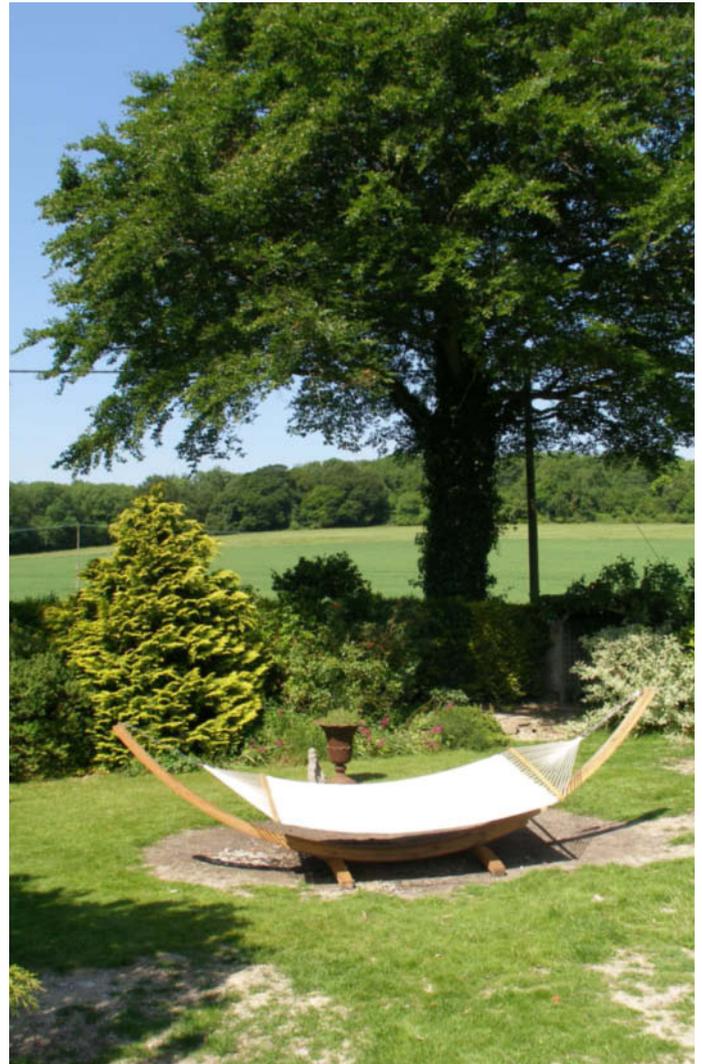
Farinay Cottage is a semi-detached property offering contemporary styled, well presented and extended accommodation on three floors with views over looking nearby countryside and Downland, in An Area Of Outstanding Natural Beauty, in a village setting.

Planning permission ref SO/08/02937/FUL has been granted for the replacement and erection of a barn style two bay garage in the garden.

We highly recommend viewing.

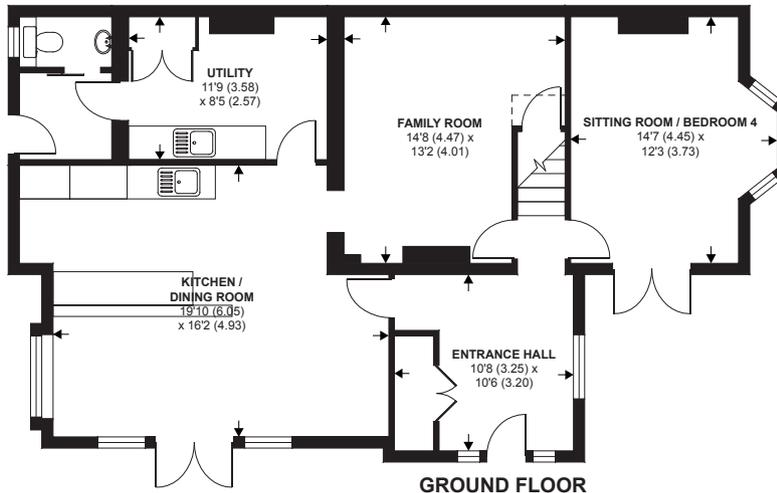
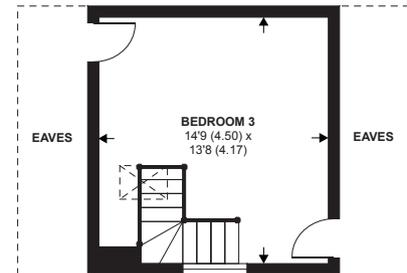
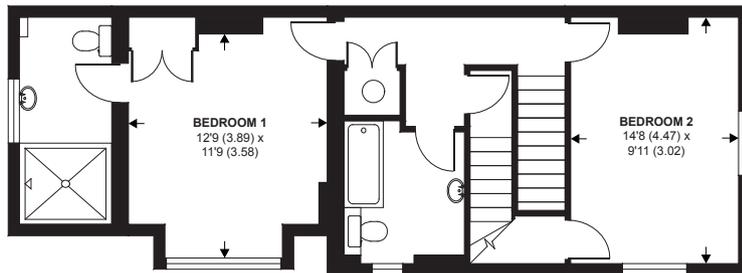
Walderton village is situated approximately 7 miles north west of Chichester with road access to both nearby Petersfield and the harbour village of Emsworth on the Hampshire/Sussex border.

The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, festival theatre and a mainline station to London Victoria. Goodwood is located to the east 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 Glorious Goodwood. 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.







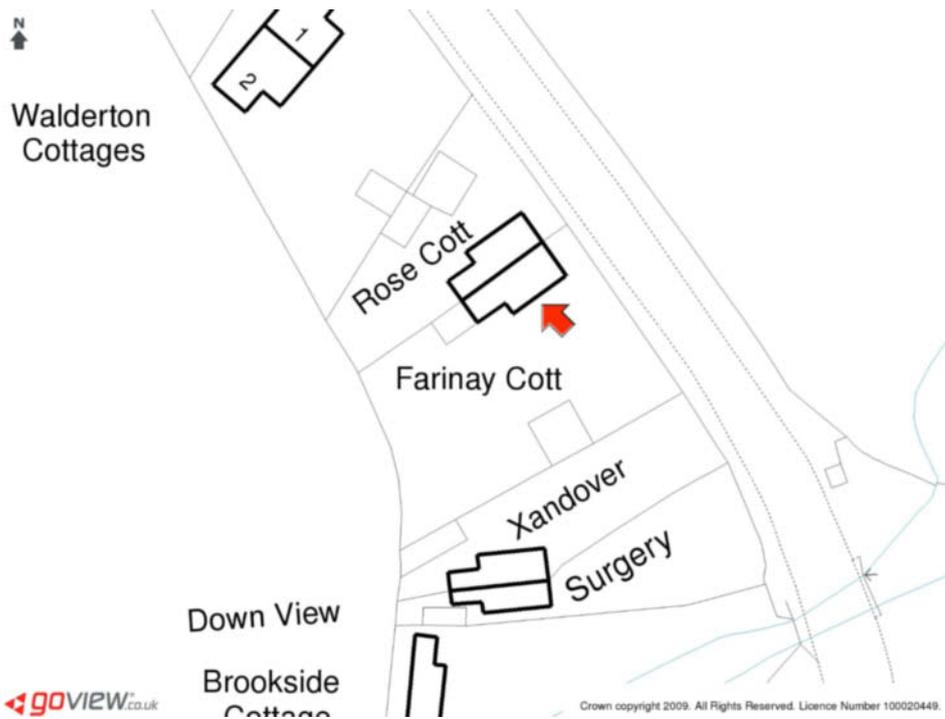


## Farinay Cottage, Walderton, Nr Chichester, West Sussex

APPROX. GROSS INTERNAL FLOOR AREA 1772 SQFT / 165 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Henry Adams and no guarantee as to their operating ability or their efficiency can be given.

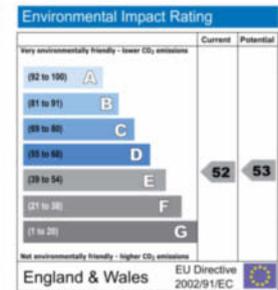
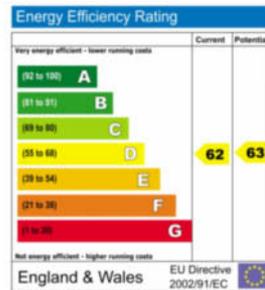
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## Directions

Proceed north west out of Chichester on the B2178 Funtington Road. Pass through the village of East Ashling and on into Funtington. Turn right after the Fox and Hounds public house signposted to Walderton (B2146). On entering the village of Walderton, Farinay Cottage will be found a short distance along on the left hand side.

10/06/09 draft details, 11/06/09 details approved



### Energy Efficiency Rating

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Environmental Impact (CO<sub>2</sub>) Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**Agents Notes** - We endeavour to make our particulars accurate and reliable. They 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. Also there may be internal/external photographs including chattels not included with the property for sale. 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. Intending purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially before you travel to the property.