



OLD SCHOOL LAUNDRY HOUSE, YAPTON LANE WALBERTON BN18 0LS

Period family home with grounds
Four bedrooms & four receptions
Stables & static home included in sale
NO ONWARD CHAIN

DESCRIPTION

Entrance hall with cloakroom off and stairs to the first floor accommodation. Dining room with dual aspect French doors which sits on the front aspect of the property with a tiled floor and views over the grounds.

Sitting room with French doors and views over gardens and countryside beyond, with wood flooring, book shelving, and fireplace with wooden mantelpiece encasing a wood burner. Inner hall which could be used as a study. Generous kitchen breakfast room with wood block flooring, and ample space for dining table or sofas. Range of cabinets finished in white, with granite tops, double Belfast sink, Rangemaster oven, AEG electric oven, AEG microwave, integrated AEG washing machine and Lamona dishwasher.

The first floor has split level staircase. Double bedroom with countryside views and ensuite. Double bedroom with attractive feature arched window. Bedroom with feature arched window, and a single bedroom. House bathroom with freestanding clawfoot bath, wash basin and toilet.

OUTSIDE

Situated on the edge of the village, the property sits in mature grounds with a large expanse of lawn, and raised patio overlooking the house grounds towards countryside. Tarmac driveway leading to generous off road parking. Loose box stables comprising three stables. Static home comprising a bathroom, two bedrooms, box room, sitting room, and kitchen.

LOCATION

Walberton village has a school, a range of shops, a village hall, a church and other community amenities. There is a mainline station to London Victoria at nearby Barnham.

A CHARMING PERIOD FAMILY HOME STANDING IN 1.34 ACRES ON THE EDGE OF THE VILLAGE, WITHIN THE SOUTH DOWNS NATIONAL PARK. COMPLIMENTED BY LOOSE BOX STABLES AND A USEFUL STATIC HOME



The historic city of Arundel is c.5 miles to the east, to the west is Chichester with its wide selection of shops, superstores, restaurants, bars and a theatre. The surrounding area offers a variety of recreational facilities including a number of golf courses. Famous for its horse racing, nearby Goodwood also plays host to the Annual Festival of Speed and the Goodwood Revival, both prominent events on the social calendar. To the south, the Solent provides popular sailing facilities at Itchenor, Bosham and Chichester Marina. The beaches at East Head and the Witterings provide opportunities for bathing, windsurfing & kiteboarding. The South Downs National Park to the north provides many opportunities for walking, riding and mountain biking.

FURTHER INFORMATION

- Gas central heating to main house & LPG to static home.
- We understand the property has a non-compliant septic tank and prospective owners will need to fix or install a new system.
- Buyers are advised to make their own enquiries regarding the condition and functionality of all services.
- According to Ofcom, broadband is available. Mobile coverage is good outdoor & variable indoor on some networks.
- Council Tax Band F

ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: BN18 0LS
what3words:/// pegged.brass.pounces



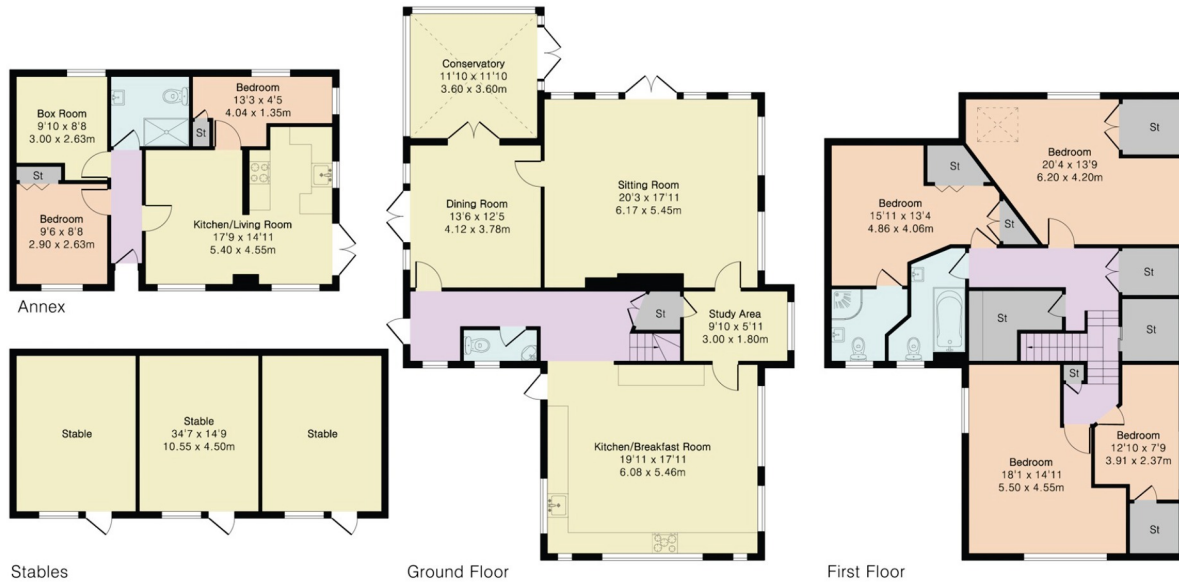
**Approximate Gross Internal Area 3018 sq ft - 281 sq m
(Excluding Stables)**

Ground Floor Area 1299 sq ft – 121 sq m

First Floor Area 1136 sq ft – 106 sq m

Annex Area 583 sq ft – 54 sq m

Stables Area 511 sq ft – 47 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Carter Jonas



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Oxford 01865 511444

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford. OX2 7DE

carterjonas.co.uk

Offices throughout the UK



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