

STRIDE & SON

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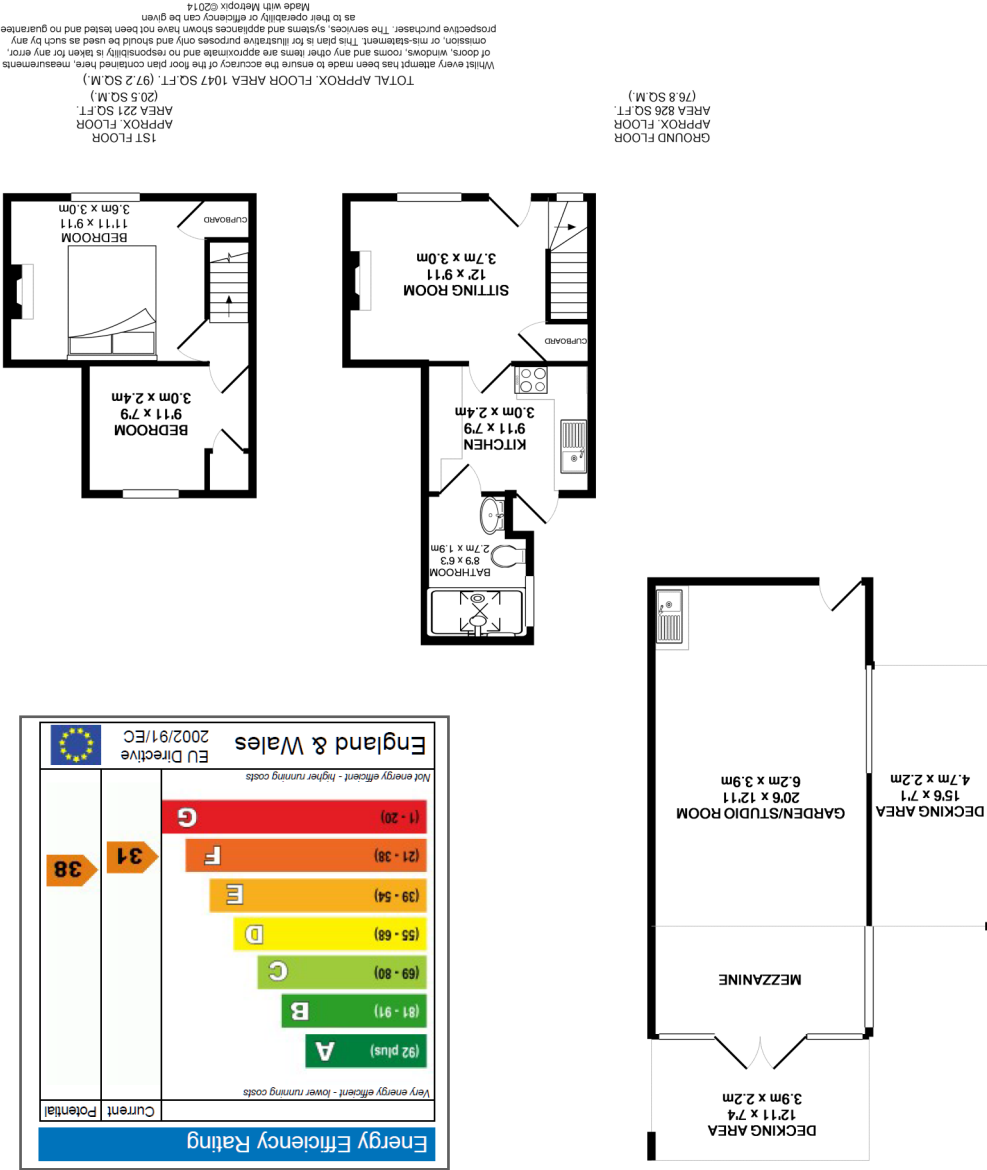
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Oving, Nr. Chichester

DIRECTIONS:
Leave Chichester to the east via The Hornet. At the Four Chesnuts pub bear left into the Oving Road and at the Oving traffic lights continue over into Shopwhyke Road. After approximately ½ mile turn right and then take the next turning left to Oving. On entering the village take the first turning left into Gribble Lane and follow the road around to the right. Step Cot-tages will be found towards the end of the road on the left-hand side.

Please Note: Neither the heating system nor the services have been checked by the Agents.



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1 Step Cottage, Gribble Lane, Oving, Chichester, PO20 2BS.

Situated on the edge of Oving village a unique and beautifully presented period cottage. The property which has a large rear garden has extensive views over open countryside towards Goodwood House and The Downs and offers extremely well appointed 2 bedroomed living accommodation with a magnificent **27' detached studio/garden room** with mezzanine floor and is suitable for overflow accommodation or business use subject to planning consent.

The property has been lovingly updated over recent years having gas fired central heating, well-appointed kitchen, newly fitted shower/wet room, UPVC double glazing and retains much of its period charm.

Oving village is conveniently located approximately 2 miles east of Chichester with its excellent local pub/brewery and Church, all within walking distance.

The accommodation is arranged as follows:

Front door to:

SITTING ROOM: 12'0 x 9'10. Open fireplace with wood burning stove and display alcoves to either side. Solid oak flooring. Vertical radiator. Under stairs store cupboard. TV aerial and telephone points. Door to:



KITCHEN: 9'11 x 8'2. Range of shaker style base and wall units with wood effect work surfaces. Single drainer ceramic sink with mixer tap. Built in Neff stainless steel oven with matching gas hob and cooker hood over. Laminate wood flooring. Plumbing for washing machine and space for fridge. Ceiling spotlights. Half glazed stable door to garden. Door to:

BATHROOM: White suite comprising vanity unit with cupboard below. Low level WC. Fully tiled walk in deluge shower with invisible glazed screen and skylight above. Electric skirting radiator. Heated chrome ladder rack towel rail. Ceiling spotlights.



From the sitting room stairs lead to landing. Door to:

BEDROOM 1: 11'10 x 10'2. Front aspect. Feature fireplace with wood surround. Cupboard over the stairs.

BEDROOM 2: 10' x 7'10. Rear aspect with views to Goodwood to the north. Airing cupboard.

To the rear of the property, accessed from the kitchen via a pathway through the garden is:

GARDEN/STUDIO

LIVING ROOM: 27' x 12'11. A triple aspect self-contained studio room with velux windows and French doors to one end leading to a decked terrace over-looking farmland to The Downs. Mezzanine level area accessed by open ladder with space for desk. Laminate wood flooring. Wood burning stove. Single drainer sink unit with water heater. TV aerial point.



SERVICES: Mains water, gas and electricity. Private cesspit drainage.

EXTERIOR: The property is approached to the front via steps leading to the front door with a small shingled area either side. To the rear of the property is a good sized lawned garden with areas of decking around the studio room and a pathway leading from the kitchen. Brick built open fronted wood store. The garden opens up beyond the studio with panoramic views to The Downs and Goodwood beyond. Timber built summer house/office with electricity (ideal for additional office). Two additional garden store cupboards.

GUIDE PRICE: £375,000 FREEHOLD