



Caigers Cottage, Westergate Street
Woodgate, West Sussex, PO20 3SQ

Caigers Cottage, Westergate Street

The approach to this stunning 200-year old farmhouse is via a semi-rural lane off Westergate Street, a secluded location within easy striking distance of the facilities in the six villages, including its eclectic mix of shops, restaurants and railway station (located in Barnham). Comprising of seven bedrooms, two reception rooms and two kitchens. This period property offers the option of using the annex as either a granny flat or to produce rental income, whilst enjoying period features throughout. Set in extensive mature gardens, there are also multiple outbuildings, including a large workshop and timber shed. There is also ample parking to the side of the property.

- Popular village location
- Extensive secluded gardens
- Period features
- Seven bedrooms
- Two reception rooms
- Farmhouse kitchen/living space
- Multiple outbuildings
- Annex/rental potential

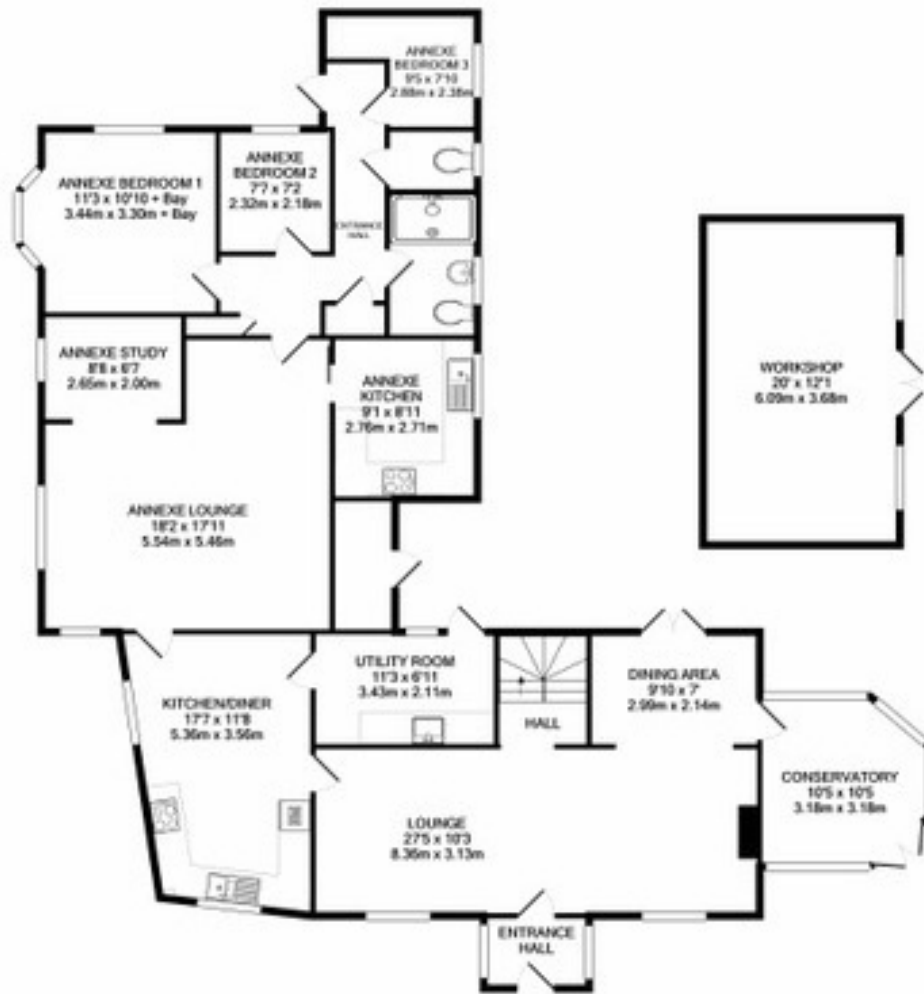












GROUND FLOOR
APPROX. FLOOR
AREA 1877 SQ. FT.
(174.3 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 650 SQ. FT.
(60.4 SQ. M.)

TOTAL APPROX. FLOOR AREA 2526 SQ. FT. (234.7 SQ. M.)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability, or safe usage can be given.
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Services

Water, electricity and mains drainage are connected. Oil tank for central heating and hot water. Please note that none of the services or appliances have been tested by Pegasus.

Council Tax

Arun District Council Tax: Band G

Viewings by appointment only

Please contact Pegasus on 01243 940940 or call into our office to arrange a viewing of this property.



Pegasus Properties

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