



# The Country House Company

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Location:	Chidham, Nr Chichester / Havant
County:	West Sussex
Term:	Contactual Residency Tenancy
Property ID:	1699
Furnishings:	Unfurnished
Bedrooms:	5
Bathrooms:	4
Cost:	£2650 excl (inclusive of gardening)

The cottage is a wonderfully positioned, spacious family home having been converted with contemporary flair, oriented southwards towards its garden and the sea.

The original brick and flint cottage dates from 1930's and was extended some 10 years ago giving a very light, spacious feel to the house, yet being extremely practical.

Orientating South, the Kitchen/Family room with Aga and the very spacious light Sitting Room with woodburning stove, both look/open out towards the garden and the south facing terrace. There is a further smaller reception room/Study and an excellent boot/cloak/dog/utility area and stairs. Rising from the contemporary hall is a very striking stone spiral stairway which leads to a wonderful Master Bed Suite and very contemporary bath/shower room. There are a further 3 double (2 with ensuite shower rooms) and one single bedroom, and a family Bath/Shower Room. The house has double glazing, LPG fired central heating with underfloor heating to bathrooms, septic tank drainage. Approximately 1.8 acres of garden mainly laid to lawn with terrace, a pond and fruit trees, the house enjoys a wonderful feeling of being 'not too far from the sea' which is indeed only a field away; with sailing close at hand and Chichester approximately 5 miles. There is a boat store/workshop, store and dog kennel. The garden has an electric dog fence if required.

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Sue Crossley  
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Situated in a wonderfully peaceful rural hamlet and only some ½ mile from the sea, the house is 5 miles from Chichester/Havant mainline stations, M27/A3M and Portsmouth approximately 8 miles. Chidham has a very pretty church and a good pub. It is a wonderful spot for sailing and walking, with Cobnor sailing centre/club very close; near at hand are Southbourne Farm Shop, and the railway station, running to Chichester, Havant, Portsmouth, Gatwick and Brighton. The sailing villages of Itchenor, Bosham and Emsworth are nearby.

#### **Specification:**

**Entrance Hall** with wood floor and concrete spiral staircase

**Sitting Room** (SEW) - with wood floor, French window to garden, spot lights and wood burner set into wall.

**Kitchen** (S) – with Lightwood units and granite worktop, 4 oven Aga and electric warming plate, electric oven, microwave/grill with small oven, larder  
fridge, larder freezer, dishwasher and water softener

Opening to

**Breakfast/Family Room** (ES) – with wood burner, French window to south and terrace.

**Back Hall** – stairs and door to garden

**Stoned tiled floor arch to**

**Study** (N) with bay window, bookshelves and tiled floor. (non working fireplace).

**Utility/Boot/Dog Room** – with plenty of coat storage and shelving, Sheila Maid, washing  
machine, boiler and dog/cat flap.

**From stone spiral stairs to**

**Landing** with wood effect floor

**Master Bedroom**(SW) – opening to stone balcony; with cupboards and En-suite bath/shower with separate WC, tiled floor, bath and large shower and electric under floor heating.

**Bedroom 2** (S) – Double with wardrobes, En-suite shower room and airing cupboard.  
vinyl wood effect floor

**Bedroom 3** (S) –Single with wood effect floor

**Bedroom 4** (S) – Double with En-suite shower wardrobe and

**Bedroom 5** (N) – Double with shelving with new wood effect floor

**Family Bathroom** – with shower over

#### **Outside**

Approximately 1.8 acres with lawns and fruit trees

Terrace with hot tub

Dog Kennel, copse with pond

Garage/Boat House (mower to remain)

#### **Leading to**

Workshop/Store

Brick Store

Pond

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#### **White Goods:**

4 oven Aga with electric warming plate  
Electric oven  
Microwave/grill with small oven  
Larder fridge  
Larder freezer  
Dishwasher  
Washing machine  
Water softener

**Heating:** Calor Gas central heating; electric under floor heating to Master Bedroom En-suite, and 2 wood burning stoves

**Drainage:** Septic Tank

**Curtains/Blinds:** To Bedrooms

**Carpets:** Tiled/wood/new vinyl wood effect

**Availability:** 2<sup>nd</sup> week in July

**Council Tax Band:** Chichester District Council (TBC for 2010/2011)

**Broadband Availability:** Available locally

**Mobile Phone Reception:** Most networks

**Pets:** Yes – Well behaved considered. Dogs to be kept to the rear of the house. Electric dog fence

**Smoking:** No

**Managed by** TCHC

**Energy Performance Certificate (EPC) available for inspection upon request**

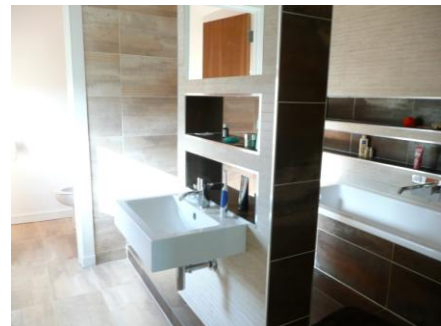
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