



## Plovers Cottage Batchmere Road, Batchmere

Guide Price £925,000





## Plovers Cottage Batchmere Road

Batchmere, Chichester

Plovers Cottage is a delightful blend of character, charm and comfort, situated within a generous 0.45 acre plot in the peaceful rural hamlet of Batchmere. This beautifully maintained semi-detached home offers spacious accommodation for all the family, surrounded by established gardens and a range of versatile outbuildings.

Upon entry, you are welcomed by the heart of the home – a characterful Sylvarna kitchen/breakfast room with a twin aspect, exposed beams, and stylish white Shaker-style cabinetry topped with granite work surfaces. There is an integrated dishwasher and a fitted utility cupboard in the hall which discreetly houses the washing machine, making this a practical yet inviting space for everyday living.

Leading through to the dining area, solid hardwood flooring flows underfoot with electric underfloor heating and a stunning wall of windows and patio doors that open out to the garden, inviting the outdoors in. Overhead, roof lights allow natural light to pour in, creating a wonderfully bright and airy space. The sitting room is both elegant and cosy, centred around a modern Morso Badger log burner set within a rustic brick fireplace, framed by charming sash windows.

The ground floor also benefits from a generously sized bedroom suite, enjoying stunning views across the garden through a large picture window, and completed by a near en suite shower room, due to its separate access this suite has been holiday let for several years, providing additional income potential or flexible accommodation options for guests or multi-generational living.

Upstairs, you will find three further bedrooms, all featuring built-in wardrobes. The principal bedroom includes a designated dressing area and access to a Jack and Jill bathroom, fitted with a shower over the bath, further vanity cupboards are fitted, offering additional storage.



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The gardens are a true highlight of Plovers Cottage. The current owners have lovingly nurtured the outdoor space over the past 30 years, including the established boundary hedges and trees. A neatly paved path leads down to a thriving vegetable patch, with a large greenhouse and colourful borders that provide year-round interest. To the rear of the garden is a bespoke shepherd's hut (available under separate negotiation) sits within the established orchard of apple and pear trees. Used as a popular Airbnb for the past few years, it offers a proven income stream.

To the front, a gravel driveway provides parking for several vehicles. A large workshop, which previously had planning permission for the erection of a three bedroom bungalow, Chichester District Council - Ref: No 20/01130/FUL, (please see back page) offers superb potential, subject to necessary consents, and is complemented by two further outbuildings.

Further features include newly fitted, secure composite front and guest entrance doors, double-glazed windows and doors throughout, and a fully insulated loft with a fitted ladder, offering potential for conversion (subject to any necessary consents).

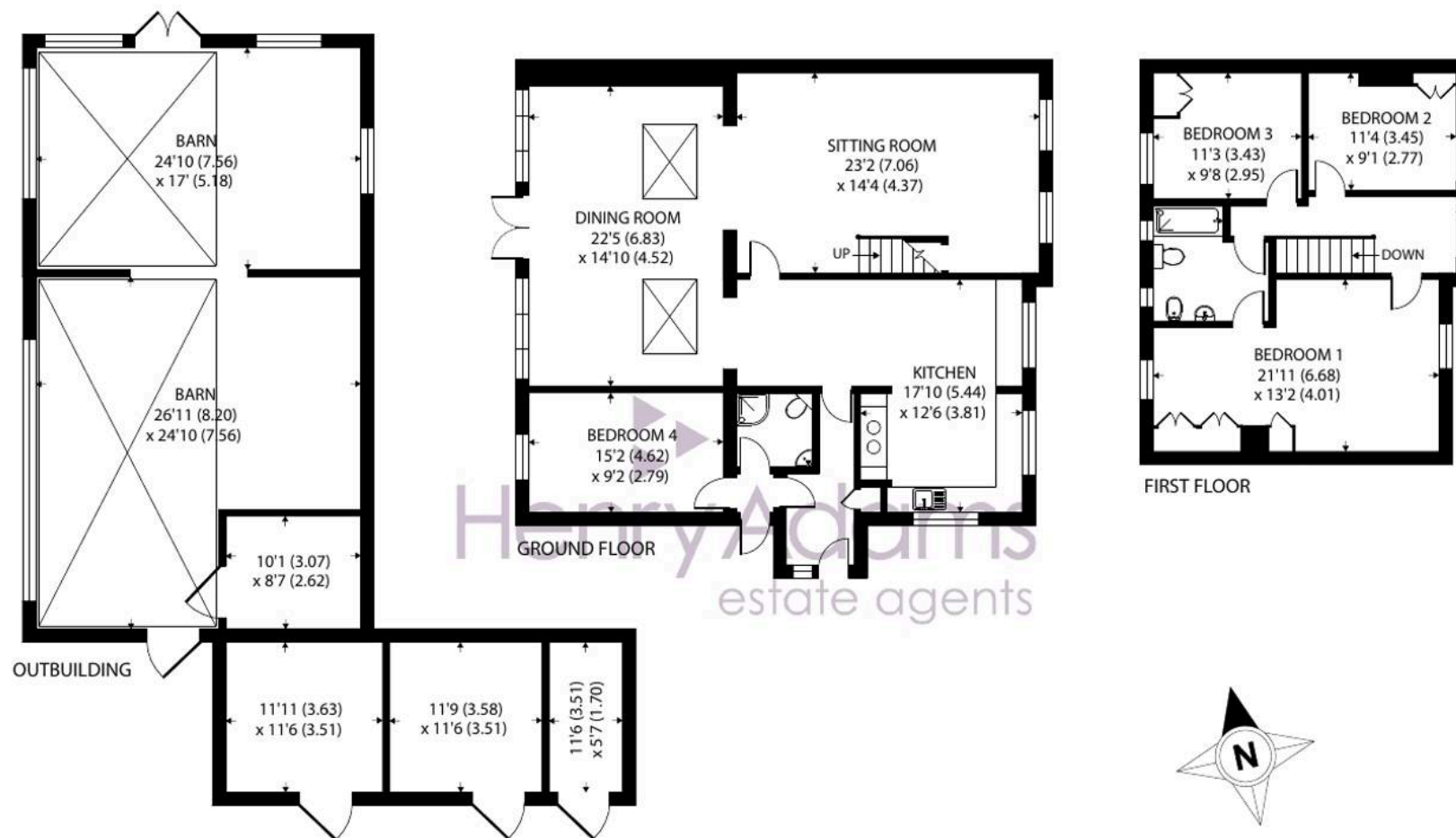
- Charming Character Cottage
- Grand Brick Fireplace in the Sitting Room
- Spacious Dining Room
- Kitchen with Shaker Style Cabinetry
- Downstairs Bedroom and En Suite
- Jack and Jill Bathroom
- Circa 0.5 Acre Plot
- Stunning Rear Garden
- Large Workshop and Additional Outbuildings











## Plovers Cottage, Batchmere Road, Batchmere, Chichester, PO20

Approximate Area = 1946 sq ft / 180.8 sq m

Outbuilding = 1464 sq ft / 136 sq m

Total = 3410 sq ft / 316.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1305596

















### Location

Batchmere is a charming rural hamlet offering a peaceful lifestyle within easy reach of both the coast and the city. Surrounded by open fields and farmland, Batchmere has a tranquil, semi-rural feel while still benefiting from excellent access to nearby amenities.

Just a short drive to the south lies the vibrant seaside village of East Wittering, known for its independent shops, cosy cafés, and popular sandy beaches. The neighbouring West Wittering Beach, with its Blue Flag status and stunning views across Chichester Harbour, is a renowned destination for water sports, coastal walks, and family days out.

The area is also perfectly positioned for sailing enthusiasts, with Birdham Pool and Chichester Marina both just 1.5 miles away, offering mooring facilities and access to the expansive waters of Chichester Harbour Area of Outstanding Natural Beauty.

To the north, the historic cathedral city of Chichester offers a wealth of culture, shopping, and dining options. From the world-class performances at Chichester Festival Theatre to the boutique stores and restaurants lining its Georgian streets, the city combines elegance with convenience. Excellent rail links from Chichester provide easy access to London and the south coast, making Batchmere an ideal location for those seeking a balance between countryside calm and connectivity.

Chichester District Council Tax band: C 2025/26 £2081.29

Tenure: Freehold

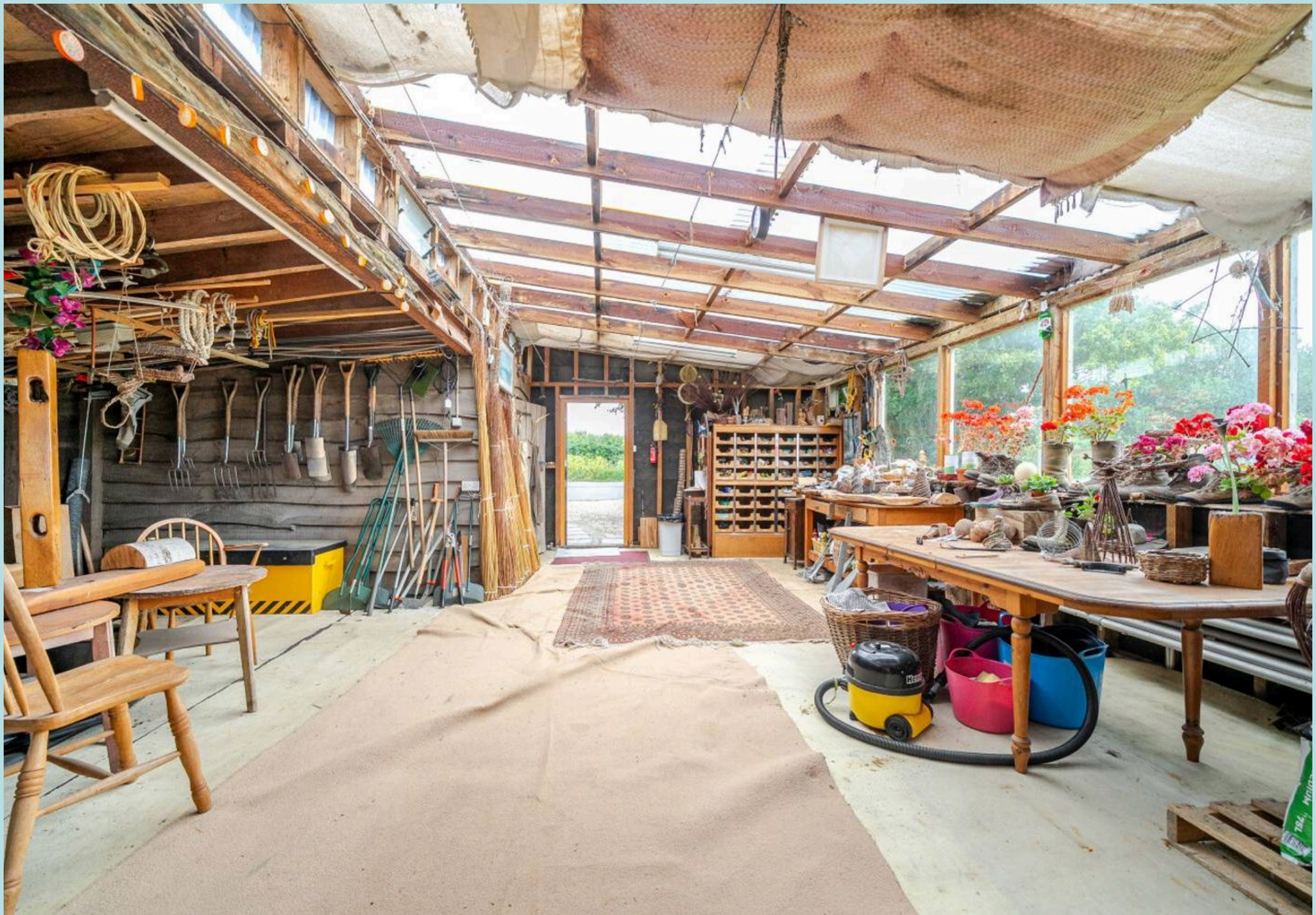
EPC: F

Calor Gas Heating on a Rayburn Boiler

Drainage: Water treatment plant











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# Plover's Cottage

