



## Plovers Cottage Batchmere Road, Batchmere

Guide Price £925,000

 **Henry Adams**  
estate agents



## Plovers Cottage Batchmere Road

Plovers Cottage is a charming and beautifully presented semi-detached period home built circa 1864, combining character, comfort and versatility, set within a generous plot in the peaceful rural hamlet of Batchmere.

Surrounded by established gardens and complemented by a range of useful outbuildings, the property offers spacious and flexible accommodation ideal for family living.

The heart of the home is the Sylverna kitchen/breakfast room, a characterful space featuring a delightful dual aspect, exposed beams, and elegant white Shaker-style cabinetry topped with granite work surfaces. Integrated appliances include a dishwasher, while a discreet utility cupboard in the hallway houses the washing machine, ensuring practicality without compromising style. The kitchen flows into the dining area, where solid hardwood flooring, a striking wall of windows, patio doors, and roof lights combine to create a wonderfully bright and airy space with direct access to the garden. The sitting room is inviting, centred around a modern Morso Badger log burner set within a rustic brick fireplace and sash windows.

The ground floor further benefits from a generously sized bedroom suite enjoying picturesque garden views through a large picture window. A near en-suite shower room, accessed separately, has allowed this suite to operate successfully as a holiday let for several years, offering excellent income potential or flexible accommodation for guests, multi-generational living, or home working. Please see link below. ROOM <https://www.airbnb.co.uk/rooms/23755866?viralityEntryPoint=1&s=76>

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On the first floor are three further bedrooms, all with built-in wardrobes. The principal bedroom features a designated dressing area and access to a Jack and Jill bathroom, fitted with a shower over the bath and additional vanity storage.

The gardens are a true highlight of Plovers Cottage. Lovingly maintained by the current owners for over 30 years, they are bordered by mature hedges and trees. A paved pathway leads to a productive vegetable garden with a large greenhouse, while colourful planted borders provide year-round interest.

To the rear lies an established orchard of apple and pear trees, within which sits a bespoke beautifully presented shepherd's hut, which generates a further income stream. This is available by separate negotiation and is not included in the sale of Plovers Cottage. Please see link below.

To the front of the property, a gravel driveway provides parking for several vehicles. A substantial workshop, which previously benefited from planning permission for a three-bedroom bungalow, presents exciting future potential (subject to the necessary consents), alongside two further outbuildings. Chichester District Council Ref 20/01130/FUL.

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

HUT <https://www.airbnb.co.uk/rooms/47700690?viralityEntryPoint=1&s=76>







## 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). ©nchecom 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.

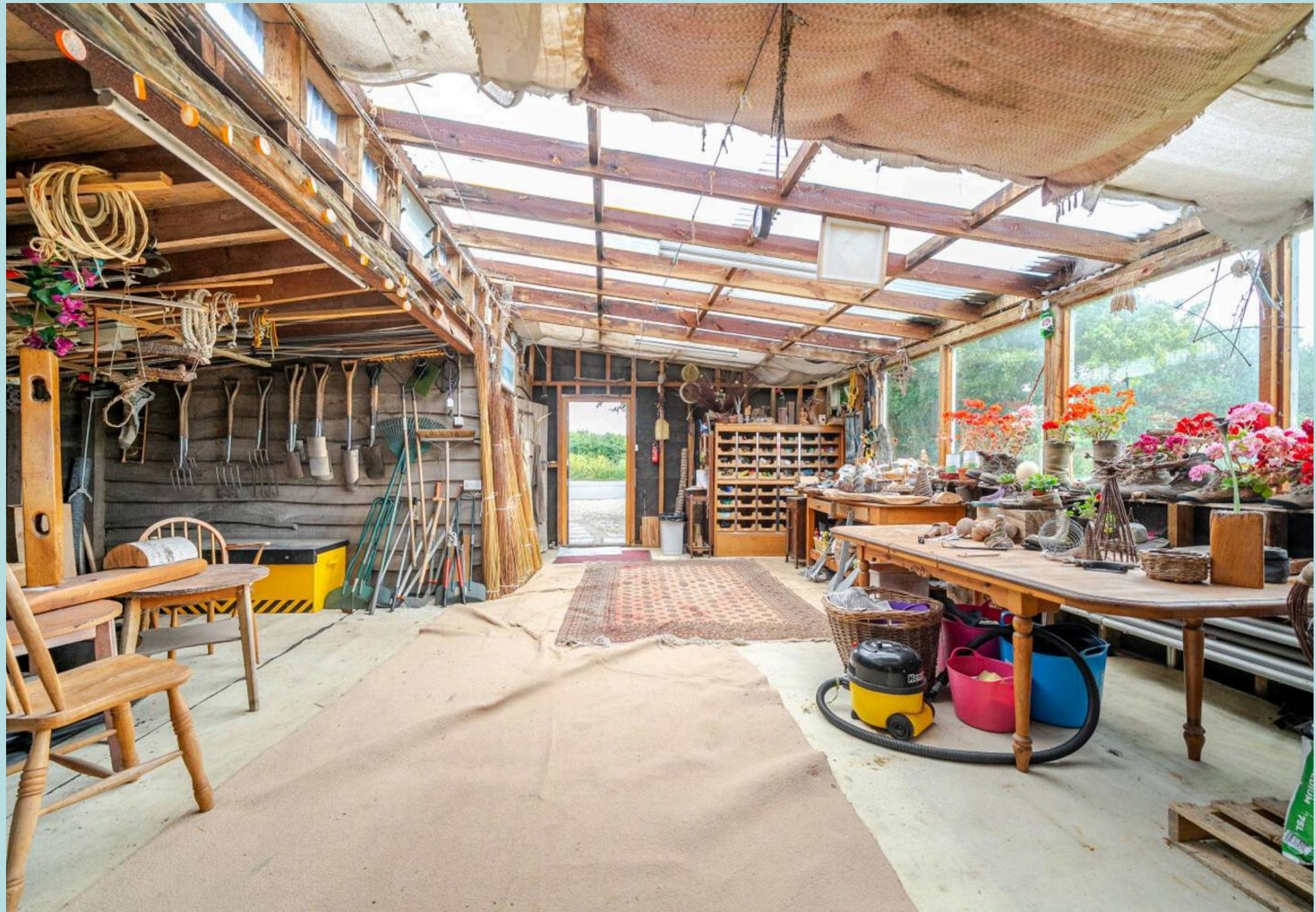
Chichester District Council Tax band: C 2025/26 £2081.29

Tenure: Freehold

EPC: F

Calor Gas Heating on a Rayburn Boiler

Drainage: Water treatment plant



# Plover's Cottage

BATCHMERE RD



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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.