



2 Chalder Farm Cottages, Chalder Lane, Sidlesham, PO20 7RN

Guide Price £850,000



2 Chalder Farm Cottages, Sidlesham

A stunning detached country home.

- Impressive open plan kitchen/dining/breakfast room
- Sitting room
- Conservatory
- Four bedrooms
- Two en-suite shower rooms and family bathroom
- Separate utility
- Beautifully landscaped gardens
- Gravel driveway with ample parking
- Detached timber garage

A most attractive and beautifully presented four-bedroom detached home, one of just three bespoke properties built in 2003, offered in true show-home condition throughout.

Set in a glorious rural location surrounded by open countryside, yet conveniently situated just five miles south of Chichester, this exceptional home perfectly combines tranquillity with accessibility.

The property welcomes you with a spacious and inviting entrance hall, complete with a cloakroom. Double doors lead through to a comfortable sitting room featuring a charming wood-burning stove, creating a warm and cosy atmosphere. Further double doors open into the dining room, enhancing the sense of flow and space.





The generous L-shaped dining room seamlessly connects to the open-plan kitchen/breakfast room, ideal for modern living and entertaining. The kitchen is fitted with classic shaker-style cabinetry, integrated double oven, ceramic hob with cooker hood, fridge freezer and dishwasher, all complemented by extensive worktops and a granite breakfast bar. A separate utility room provides additional practicality.

A conservatory, accessed from the dining area, overlooks the beautifully landscaped rear garden and the open field beyond, offering a peaceful and scenic outlook.

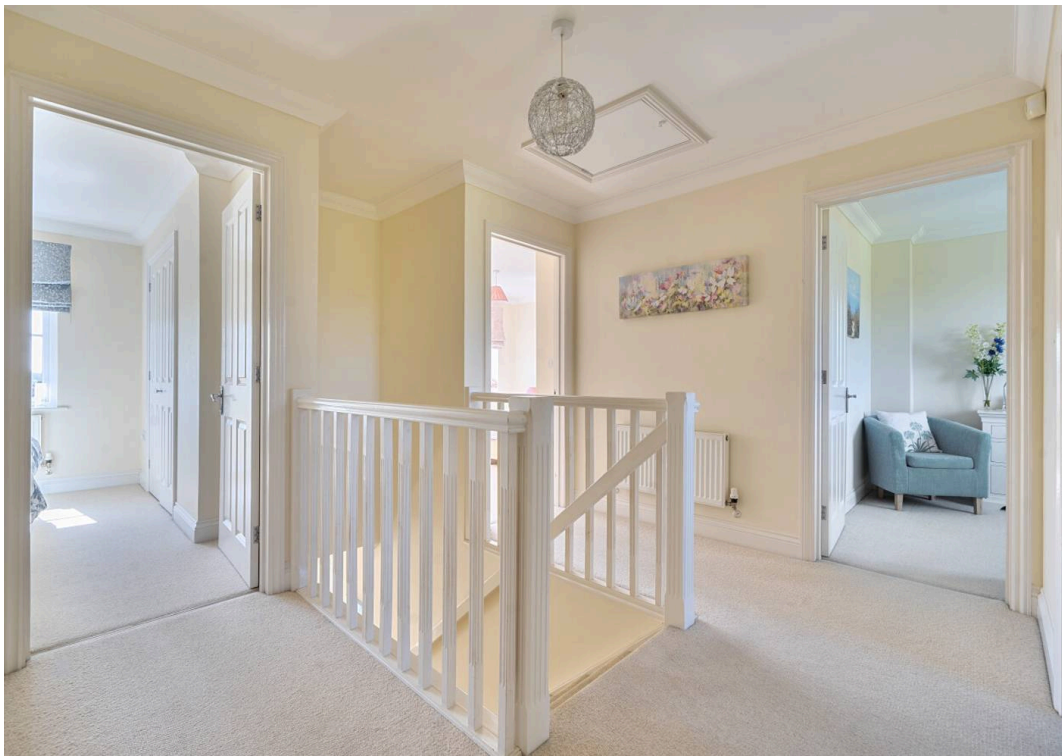
Upstairs, the first floor hosts four well-proportioned bedrooms, all enjoying delightful countryside views. The principal and guest bedrooms both benefit from en-suite shower rooms, while the remaining bedrooms are served by a family bathroom.

Externally, the property features a gravel driveway providing ample parking, along with a detached timber single garage incorporating a useful garden store to the rear (garage doors currently removed but retained).

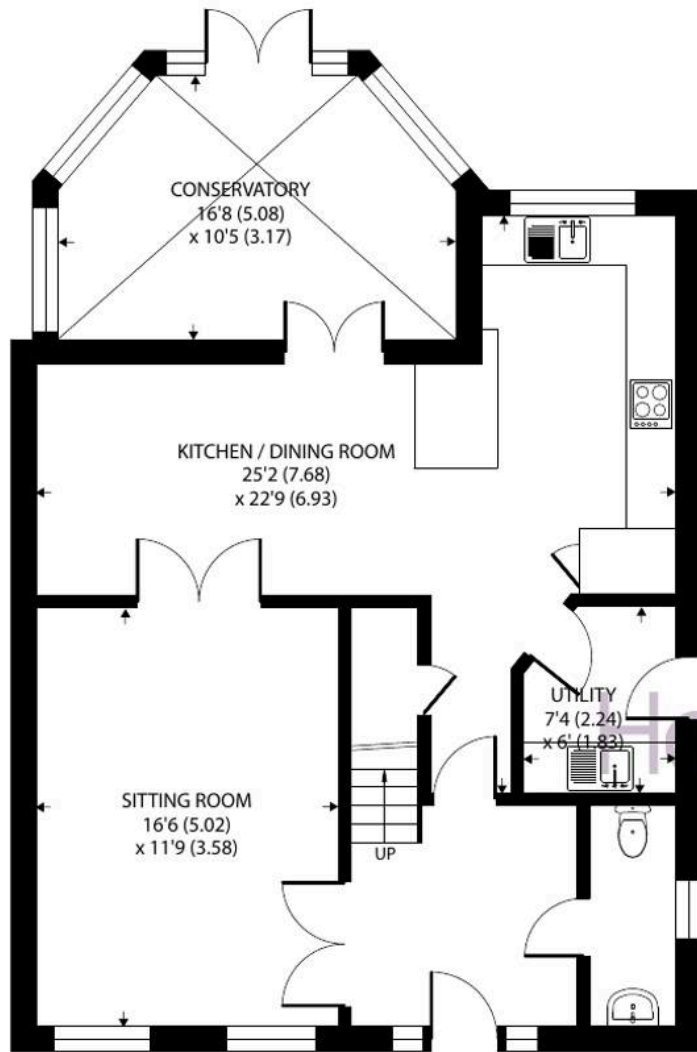
The rear garden is a true highlight, thoughtfully landscaped with a decked seating area, extensive lawn, two patios, and mature shrub borders on either side. At the far end, a post-and-rail fence opens onto the surrounding countryside, enhancing the sense of space and privacy.

Note: The property has oil central heating and sewage treatment plant.

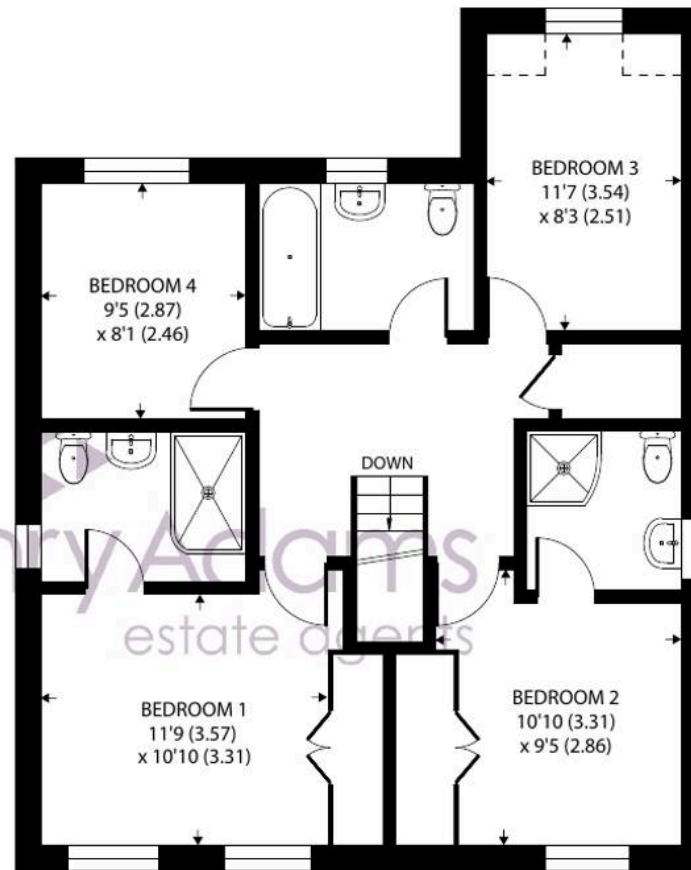




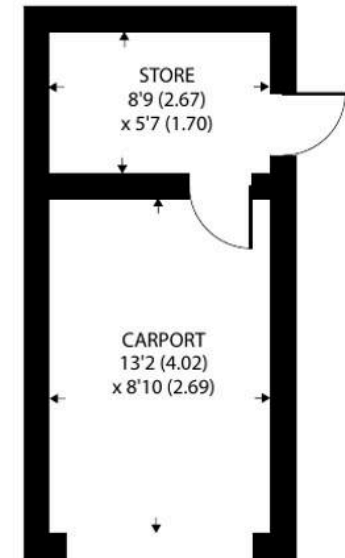




GROUND FLOOR



FIRST FLOOR



CARPORT

Approximate Area = 1563 sq ft / 145.2 sq m (excludes carport)

Limited Use Area(s) = 7 sq ft / 0.6 sq m

Outbuilding = 49 sq ft / 4.5 sq m

Total = 1619 sq ft / 150.3 sq m

For identification only - Not to scale

Denotes restricted
head height



Location - Located in a sought after semi-rural location approximately five miles to the south of Chichester and within easy reach of Chichester Marina and the popular beaches of East and West Wittering. Sidlesham offers every day amenities including a local pub, petrol station and primary school. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Goodwood is located to the north east and is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions - From Chichester proceed south on the B2145 Selsey Road. Pass through the village of Hunston and on to Sidlesham. On entering Sidlesham, turn left before The Anchor public house into Church Lane, which proceeds into Chalder Lane. Continue along Chalder Lane passing the The Cat & Rabbit Rescue Centre on your right. Continue for approximately 0.2 of a mile and the property is on your left. what3words.com - nooks.clogging.drummers

Chichester District Council - 26/27 Tax Band F £3,573.96 EPC-C







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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.