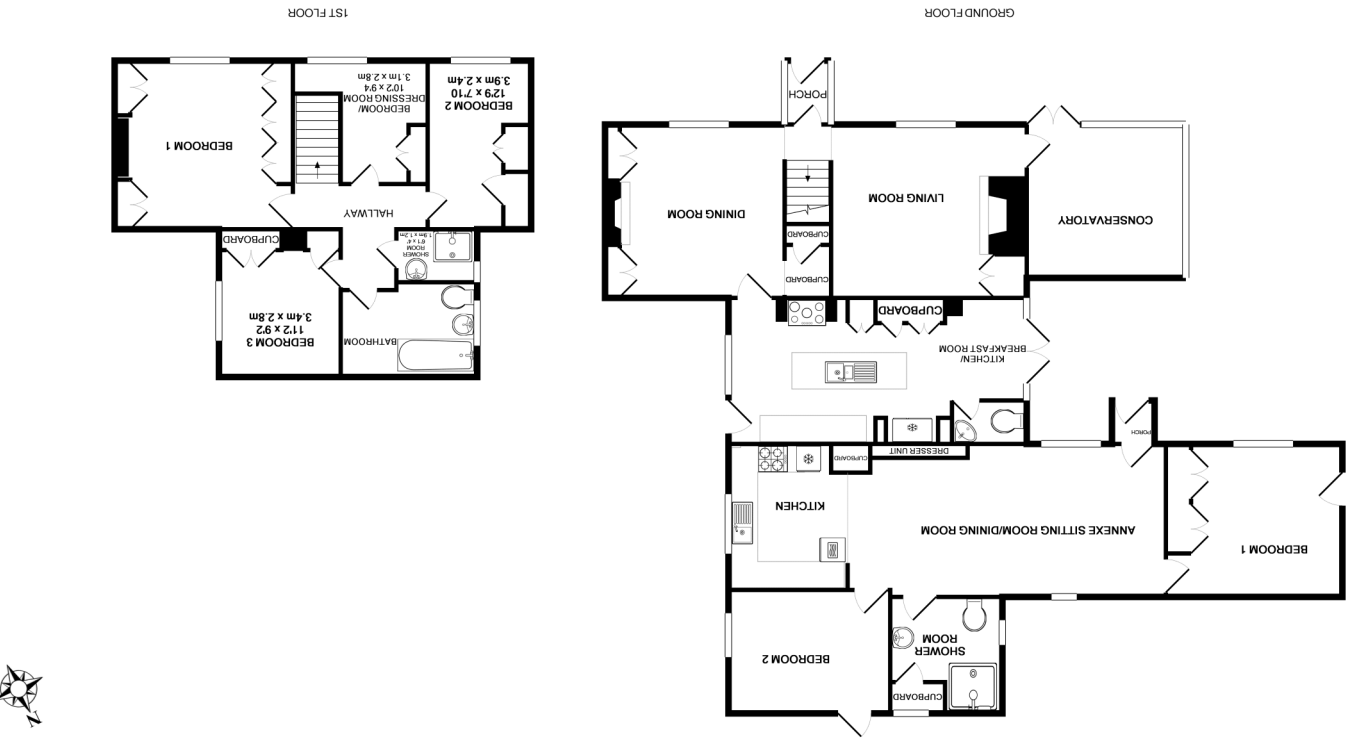


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DIRECTIONS:
Leave Chichester to the south following signs to the Witterings. After approximately 3 miles, having past the entrance to Chichester Harbour continue on to the Birdham straight. Turn left into Sidlesham Lane signposted Almodington and continue for approximately half a mile and just after the turning to Mapsons Lane, Hill Land Farmhouse will be found on the right hand side of the road.

Please Note: Neither the heating system nor the services have been checked by the Agents



STRIDE & SON

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Batchmere, Chichester

Hill Land Farmhouse, Batchmere Road, Batchmere, Chichester, PO20 7LJ.

Situated in rural surroundings some 4 miles south of Chichester an **attractive Grade II listed period farmhouse with self-contained annexe**. The property which has been in the same family for nearly 40 years has been lovingly restored and extended and now offers **4 bedroomed** accommodation with large kitchen/breakfast room, 2 further reception rooms and a beautifully appointed annexe to the rear. The property has a large **detached double garage** with loft room over. There is ample parking, mature and well maintained gardens, **paddock and stables**. **The whole extends to just under 1 acre**.

Hill Land Farmhouse is conveniently located within easy reach of the main Cathedral City of Chichester which offers a comprehensive shopping centre and the renowned Festival Theatre as well as the harbour with Chichester Marina and Birdham Pool both within approximately 1 ½ miles. Local leisure pursuits including racing, horse racing and golf can all be enjoyed at nearby Goodwood.

The accommodation is arranged as follows: Half glazed front door to:

- GLAZED ENTRANCE PORCH:**

Quarry tiled floor. Half glazed door to hall. Door to:
- LIVING ROOM:**

13’2 x 14’10 max. Open fireplace with heavy oak lintel, fitted wood burning stove and brick surround. Recessed store cupboard to one side with shelves over. Exposed ceiling beams. Recessed display shelves. Radiator. TV aerial point. Glazed door to:
- CONSERVATORY:**

12’ x 11’7. Double glazed timber and UPVC construction. Double radiator. Exposed brickwork. Double glazed doors to south facing terrace and views over garden to the south and west. Attractive painted shutter blinds fitted to windows.
- DINING ROOM:**

13’7 max. x 13’1. Open fireplace with recessed store cupboards to either side with shelves over. Two double radiators. Exposed ceiling beams. Understairs store cupboard. Glazed door to:
- KITCHEN/BREAKFAST ROOM:**

22’7 x 11’ max. Range of Shaker style base and wall units. China cupboard. Double cupboard/store cupboard. Space for Rangemaster cooker. Recess for fridge/freezer (plumbed in). Central island unit with 1 ½ bowl ceramic sink with mixer tap. Integral dishwasher. Double and single radiators. Ceramic tiled floor. Myson oil fired boiler for domestic hot water and central heating. Doors to front and rear garden. Exposed ceiling beams. Door to:
- CLOAKROOM:**

Low level WC. Corner wash hand basin. Coats hook. Extractor fan.
- Stairs to 1st floor landing.
- BEDROOM 1:**

13’3 x 12’9 max. Range of two double wardrobes, three double shelved store cupboards. Double radiator. TV aerial point.
- BEDROOM 2:**

13’3 x 9’ max. Built in double wardrobe and single shelved cupboard. Double radiator.
- SHOWER ROOM:**

Fully tiled shower cubicle with thermostat control. Wash hand basin. Low level WC. Radiator.
- BEDROOM 3:**

10’ x 9’2. Built in double wardrobe. Airing cupboard with lagged copper cylinder (immersion). Radiator.
- BEDROOM /DRESSING ROOM:**

10’ x 6’6 widening to 9’4. Double radiator. Double cupboard and single shelved cupboard.Hatch to loft.
- BATHROOM:**

White suite comprising panelled bath with tiled surround. Pedestal wash hand basin. Low level WC. Electric shaver point. Heated chromium plated towel rail. Ceramic tiled floor.

To the rear of the property is a beautifully appointed self-contained annexe which could easily be integrated into the main house.

- ANNEXE:**

Half glazed stable door to:
- ENCLOSED ENTRANCE PORCH:**

Flagstone floor. Glazed inner door to:
- SITTING/DINING ROOM:**

24’ x 11’6 max. Oak strip flooring. Two double radiators. Fitted dresser unit with glass fronted china display cupboard and wicker baskets below. TV aerial and hi-fi points. Archway to: **OPEN PLAN KITCHEN:** 11’2 x 9’ with range of fitted base and wall cupboards with concealed lighting below. Inset 1 ½ bowl stainless steel sink with waste disposal unit and mixer tap. Electric double oven. Ceramic hob. Space for larder fridge/freezer. Integrated dishwasher. Electric meter cupboard. Oil fired boiler for domestic hot water and central heating. Extractor fan. Terracotta tiled floor. Broom cupboard.
- BEDROOM 1:**

11’7 x 13’4 max. Range of two double fitted wardrobes. Double radiator. Half glazed door to garden.
- BEDROOM 2:**

12’2 x 9’4. Fitted bookshelves. Oak strip flooring. Double radiator. TV aerial point. Half glazed door to rear garden.
- SHOWER ROOM:**

Fully tiled shower cubicle with thermostat control and glazed doors. Low level WC. Pedestal wash hand basin. Heated ladder rack towel rail. Utility cupboard with plumbing for washing machine and space for dryer. Oak strip flooring.
- SERVICES:**

Mains water and electricity. Cesspit drainage.

PRICE GUIDE £895,000 FREEHOLD

EXTERIOR: The property is approached via a gravelled drive with turning and parking area to the front leading to a substantial **detached double garage** 18’4 x 19’8 with two metal up and over doors, electric light and power, fitted work bench and courtesy door to the side. A loft ladder gives access to a large boarded loft space with electric light and is **suitable for conversion to home office subject to the usual planning consent**.

To the front of the property is a most attractive lawned garden with well stocked flowerbeds, mature trees and shrubs. South facing paved terrace. To the west is a further sheltered paved terrace with outside lighting beyond which is a further lawned area with shrubberies and flowerbeds. To the east and north is a further small lawned garden area with dustbin store, outside electric meter cabinet, oil tank and well-kept lawn bounded by a brick and flint garden wall. To the south is a post and rail fenced **paddock with timber built stables** comprising 2 loose boxes and a tack store on a concrete base with yard. Mains water and electricity. **The whole extends to approximately just under 1 acre**.

