



# SHRIPNEY LANE

BOGNOR REGIS, PO22 9NR

OIEO £600,000  
FREEHOLD

A stunning period barn conversion offering contemporary and characterful accommodation, a landscaped rear garden and ample off road parking, set in a rural location on a no through road.



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# SHRIPNEY LANE

Grade II Listed | Recently updated throughout | Open plan sitting/dining/kitchen | 3 Bedrooms (en-suite master) | Mezzanine level | Landscaped rear garden | Rural location



This stunning example of an attractive period barn conversion has been sympathetically and skilfully updated by the current owners.

Recent additions include a contemporary fitted kitchen with automatic hand water pump and large, movable island. A recently created and stylish Jack and Jill ground floor bathroom, complete with stunning and practical feature shower and a landscaped rear garden with outside, undercover seating and storage area further add to the property's appeal. Located on a no through road, in the rural hamlet of Shripney there are a number local amenities close by which include a convenience store and public house (in the nearby village of Woodgate) and the mainline rail station at Barnham lies some four miles to the north east. The property is also perfectly located for many country pursuits such as walking and mountain biking with miles of footpaths and lanes on its doorstep.

## Accommodation

Once inside the stylish yet characterful accommodation is arranged over two floors and benefits throughout from stunning exposed beams with all rooms also having been recently decorated and newly floored. On the ground floor you enter into a spacious and open plan sitting/dining/kitchen which to the rear, passed a

modern electric stove has access into the garden via large bi-fold doors. The fitted kitchen has been exceptionally well-designed and constructed and includes feature lighting, fitted units with Neff appliances, a large movable island and over the sink an automatic hand water pump. Just off the kitchen area there is a useful utility room which also has access to the rear garden. The two ground floor double bedrooms have access to a cleverly designed, Jack and Jill bathroom, complete with feature shower and his and hers stone basins. On the first floor, off a central landing full of natural light (due to the part glass elevations of the construction) there is a en-suite master bedroom with Velux and on the opposite side of the landing lies a mezzanine level, again featuring a Velux with the space currently used as a sitting room and extra accommodation but this area could easily find use as a study or games room.

## Outside

The landscaped rear garden is enclosed and mainly laid to lawn with a large terrace located off the rear bi-fold doors. There is also a hot tub stand (just needing the tub), a side gate for access and a newly created, undercover seating and storage area. The latter is perfect for outside entertaining or alfresco dining and is a brilliant addition to the outside space. To the front there is ample off road parking in the form of a gravelled drive which is

bordered by a slightly raised, mature floral bed and the front door is access via two wooden steps.

#### Location

Shripney is a delightful hamlet located some 2.5 miles north of the seaside town of Bognor Regis and some 6 miles east of the historic cathedral city of Chichester. Mainline rail stations can be found in both Bognor Regis and the nearby village of Barnham (the Victoria Line). Popular beaches can be found close by in Bognor Regis, Felpham and Middleton-on-Sea to name but a few and any number of outdoor activity's such as walking, horse riding, mounting biking, sailing and kayaking can be enjoyed within the local area. The cathedral city of Chichester's historic centre offers an enviable selection of bars, restaurants and shops. Chichester is renowned for the highly regarded Festival Theatre, Pallant House Gallery and its close proximity to The Goodwood Estate, famous for both motor car and horse racing, golf and tennis. To the south of the city is Chichester Harbour (designated an Area of Outstanding Natural Beauty), and within lies the blue flag beach of West Wittering.

## SHRIPNEY LANE

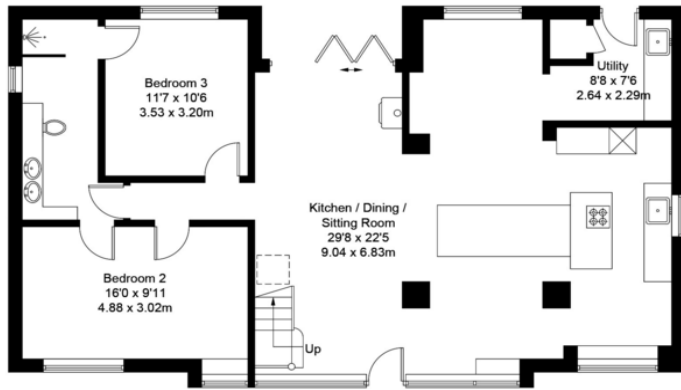


## Shripney Lane, PO22 9NR

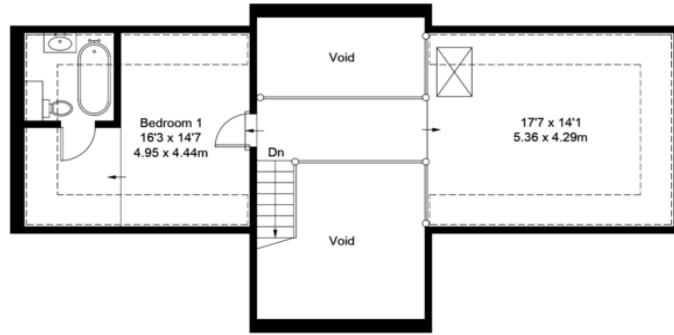
APPROXIMATE GROSS INTERNAL AREA = 1715 SQ FT / 159.3 SQ M  
(EXCLUDING VOID)



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GROUND FLOOR



FIRST FLOOR

GRADE II LISTED

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID732601)

**Hancock & Partners**

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