



**The Old Rectory,
Bookers Lane,
Earnley,
PO20 7JH**

Guide Price:
£1,600,000 Freehold

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STRIDE & SON

Established 1890

A fabulous Grade II listed former vicarage in need of modernisation and offered to the market for the first time since 1997.



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HOUSE: BAND G
ANNEXE: BAND A



EPC

TBC



5,078
sq. ft.

DESCRIPTION:

Extending to approximately 4351 sq. ft. including a stable block and store, the house offers spacious living accommodation with high ceilings throughout the ground floor and is surrounded by beautiful gardens and grounds. The Old Rectory benefits from two separate entrances, one from Bookers Lane and the other from Clappers Lane and also has a **detached double garage with a one-bedroom annexe above.**

A front door leads into the reception hall providing access to most of the ground floor accommodation. To the eastern end of the house are two large two aspect reception rooms, the first of which is a sitting room with an open fireplace, the second being the living room with an open fireplace, bay window and doors leading to the patio and garden. Also located on the ground floor is a study/playroom, WC/cloakroom, dining room with second front door and kitchen with oil fired AGA and doors leading to the utility room and to the west facing conservatory which has door leading out onto a patio area.

On the first floor is the master bedroom with ensuite bathroom and dressing area, second double bedroom with ensuite shower room and useful loft space above, 2 further double bedrooms and a family bathroom.

A further stairs case leads to a half landing with WC and onto the second floor and the 5th bedroom with access to loft space and cupboard housing the cold water tank.

Outside the property is accessed via two gravel driveways, one from Bookers Lane and one from Clappers Lane leading to two garages and a store with one-bedroom annexe above. The gardens which surround the property contain a variety of mature trees, raised beds and shrubs and there are three patio areas, a sunken garden. There is also an orchard with a range of mature fruit trees including apple, pear, plum and damson.

On the western boundary of the property is a timber built stable block (roof recently replaced) with 2 loose boxes, a tack room, a machinery store, further store, all believed to have electric light and power connected. A spacious gravel driveway provides ample parking for several cars and the whole extends to approximately 1.46 acres

Services: Mains gas. (2 boilers, one for the main house and one for the annexe). Mains drainage.

Local Authority: Chichester District Council

Council Tax Band:
Main House Band G.
Annexe Band A



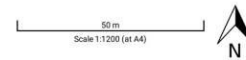


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PO20 7JH



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LOCATION:

The Old Rectory is set within the rural hamlet of Earnley, approximately 8 miles south-west of Chichester and close to the beach and shops at Bracklesham Bay (10-minute walk), the nature reserves at Medmerry and Pagham harbour, and village shops of East Wittering whilst West Wittering with its renowned Blue Flag sandy beach is also just a short distance away.

The local beaches enjoy views of the Isle of Wight over the Solent and is popular with windsurfers. East Wittering offers a range of local facilities including Infants and junior school, GP surgery, chemist, dentist, library and a range of quality, independent shops. There is also a regular bus service from Bracklesham Bay or East Wittering to Chichester and offers a full range of shops, cinemas, restaurants, Festival Theatre, and main line railway station. The South Downs, Goodwood Racecourse and Motor Circuit are a short distance to the north of Chichester.

N.B. Parking permits are available at West Wittering beach at a reduced rate for local residents and we understand residents of The Old Rectory will qualify for this reduced rate.





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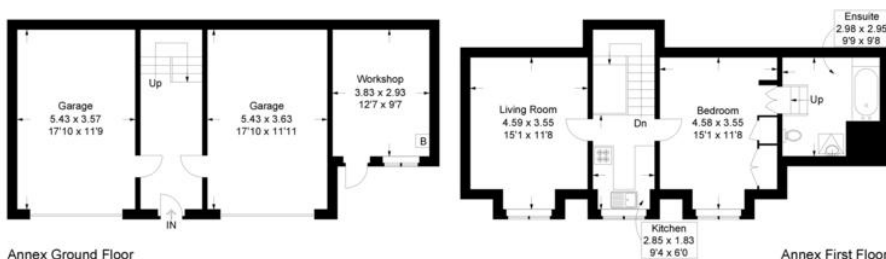


The Old Rectory, Eamley

Approximate Gross Internal Area = 404.2 sq m / 4351 sq ft
 Outbuilding = 87.5 sq m / 927 sq ft
 Total = 491.7 sq m / 5278 sq ft



Outbuilding



Annex Ground Floor

Annex First Floor



Ground Floor

First Floor

Second Floor

= Reduced headroom below 1.5m / 5'0"

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.

DIRECTIONS

Leave Chichester to the south on the A286 following signs to The Witterings. Follow the road down the Birdham Straight to the roundabout and bear left into Bell Lane. Follow the road for approximately ¼ of a mile and bear left into Bookers Lane. Follow the road for a further ¼ mile and bear right continuing along Bookers Lane and just before the junction with Clappers Lane the driveway to The Old Rectory will be found on the right-hand side. N.B. The second driveway can be found by turning right onto Clappers Lane and then taking the second driveway on the right signposted to Earnley House & Manorfield Residential Home, the first gateway on the right is for The Old Rectory.

CONTACT

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