






Tangmere Cottage, Tangmere

A fine detached Grade II country house standing in half acre garden about three miles west of Chichester

 3  5  3  N/A

- ▶ **Elegant Grade II listed family home rich in WW11 history**
- ▶ **Half an acre garden with swimming pool**
- ▶ **Open fireplace in dining room**
- ▶ **Wood burner in family room**
- ▶ **New gas fired boiler - Dec 2023**
- ▶ **Large double garage and workshop/store**
- ▶ **Fabulous kitchen/breakfast room**
- ▶ **Large drawing room with fireplace**
- ▶ **Two en-suites with underfloor heating plus family bathroom**
- ▶ **Super fast broadband available**

The expression 'If walls could talk' certainly applies to this fine Grade II listed house discretely concealed behind a high retaining wall in the heart of Tangmere village. Tangmere Cottage played a significant role as the operations centre for Tangmere airfield during World War II hosting the Special Operations Executive, a secret Government agency working with Resistance forces in occupied Europe. SOE agents would be flown from RAF Tangmere (home to 161 Special Duties Squadron) by Lysander aircraft to and from mainland Europe by night.

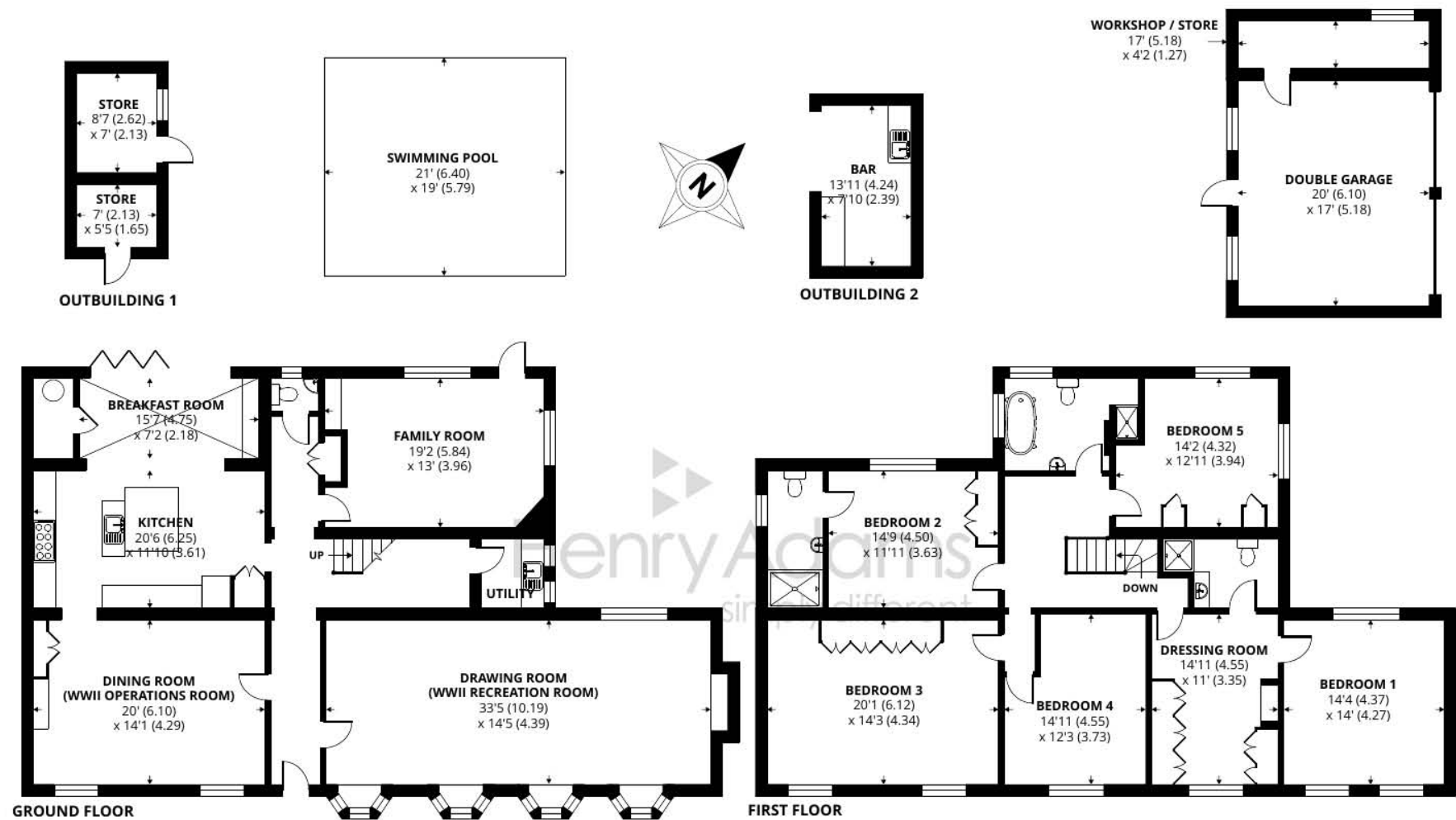
Today the property is a fine five bedroom Grade II Listed country home standing in half an acre of mature attractively landscaped gardens. Originally believed to date from circa 1750, and retaining much character, the property has subsequently been substantially extended to include three large reception rooms, and a fabulous kitchen breakfast room with integrated appliances and a glass roofed sitting area. The drawing room has four feature bay windows and a large open fireplace, and the dining room, and one time operations room during WW11 has space for the largest of dining tables measure 20' x 14'. There is also a dual aspect family room and ground floor cloakroom.

The principal bedroom suite includes a double bedroom with a large dressing room and en-suite shower room. There are four further bedrooms, one with an en-suite shower room and a family bathroom.









Approximate Area = 3842 sq ft / 356.9 sq m (includes double garage)

Outbuildings = 216 sq ft / 20 sq m

Total = 4058 sq ft / 376.9 sq m

For identification only - Not to scale



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.

Outside

The garden is attractively landscaped with abundantly stocked borders and extensive lawns. It includes a heated outdoor swimming pool and decked area with a Mediterranean style bar. A sweeping driveway leads to large double garage and workshop/store, and two large parking areas. No onward chain.

Chichester District Council - 24/25 Tax Band G £3,751.12

Location

There is a comprehensive range of local amenities including, a medical centre, dental surgery, and local convenience store incorporating a post office. There is also a primary school, parish church, and a regular bus service into Chichester. Three miles to the west lies the cathedral city of Chichester which offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Nearby Goodwood 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. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions

Proceed east on the A27 and at the Boxgrove/Tangmere roundabout take the third exit into Meadow Way. Proceed to the end and at the junction cross straight over into a private shared driveway. The property is on the left. w3w.com/dynamics.veto.acrobatic

