





Somerley Cottage

Somerley Cottage is an attractive brick and flint period property surrounded by open countryside.



- ▶ Period brick & flint property
- ▶ Rural & private location
- ▶ Countryside views
- ▶ 360 degree, wrap-around garden
- ▶ 2.5 miles to East Wittering
- ▶ Potential to extend STPP

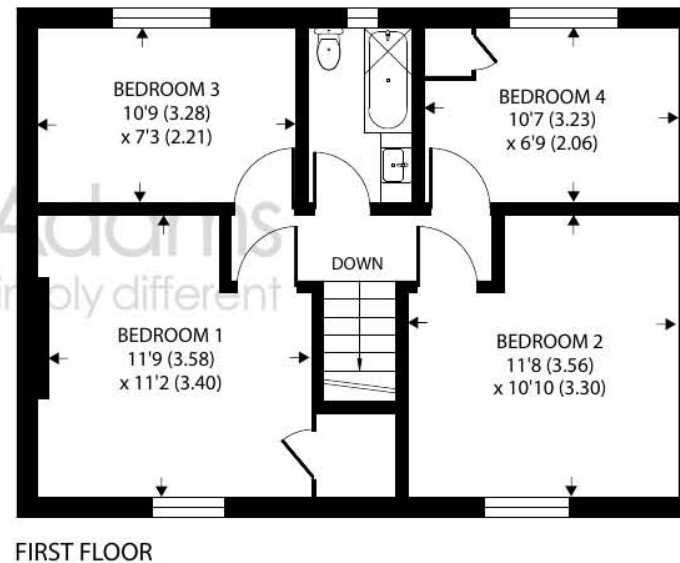
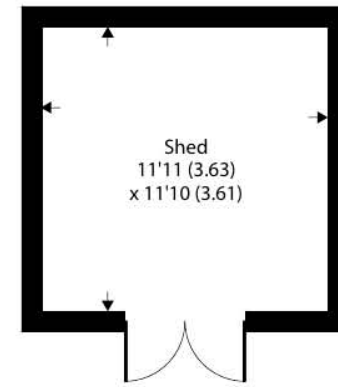
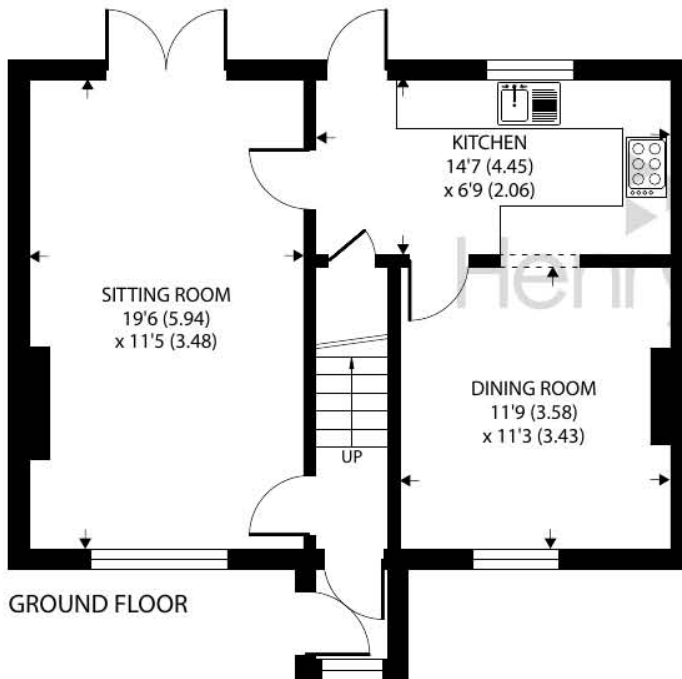
Set amid expansive Sussex farmland, Somerley Cottage has been tastefully renovated by the present owners to provide modern and well-presented accommodation whilst retaining the property's charm and character. As a result, the property offers a delightful home for those looking for the country life, whether as a main residence or a weekend retreat. Although it enjoys a truly private position at the end of a farm track, the cottage is not isolated, being just 1.5 miles to the Birdham Stores and 2.5 miles to the East Wittering village centre. Measuring some 1,050 sq. ft, the accommodation briefly comprises: Entrance Lobby, 19'7 long Sitting Room with open fire and French doors to the rear Garden. The separate Dining Room also has an open fireplace (currently blocked off) and leads into the Kitchen at the rear of the property. The country-style Kitchen has the benefit of a range cooker, an integrated dishwasher, washer/dryer and housing for a microwave oven. There is space for a fridge/freezer, a walk-in cupboard under the stairs and a stable door to the rear Garden. Rising to the first-floor, there are two double bedrooms and two single bedrooms, all with views of the surrounding countryside, which share the family bathroom.

Outside, the property occupies grounds measuring approximately 1/5 acre and is surrounded by open countryside. The Gardens are laid mainly to lawn and are enclosed by flint walls, fencing and hedging. There is a large patio area to the rear of the property and a sizeable timber Storage Shed. Council Tax band: F









Somerley Cottage, Somerley Lane

Approximate Area = 1054 sq ft / 97.9 sq m

Outbuilding = 141 sq ft / 13.1 sq m

Total = 1195 sq ft / 111 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Henry Adams, REF: 981640

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.

Location

Somerley Cottage comes under the parish of Earnley, a rural hamlet situated between the villages of Birdham to the north and East Wittering to the south. Birdham offers local facilities including a primary school, convenience store and petrol station. The city of Chichester offers further shopping and cultural opportunities including its famous Festival Theatre, while nearby Goodwood will appeal to horse racing and motoring enthusiasts alike.

Direction

From East Wittering Village, turn right onto Stocks Lane, In 210 yards turn left onto Bracklesham Lane, in 0.7 miles turn right on Somerley Lane and follow the road for 1.4 miles, bear right and in 0.5 miles, the property will be on your left.

Services

The property has private drainage and electric heating. There is no mains gas supply.



