



## Somerley Cottage, Somerley Lane, Earnley

Offers in Region of £700,000

# Somerley Cottage, Somerley Lane

Earnley, Chichester

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.

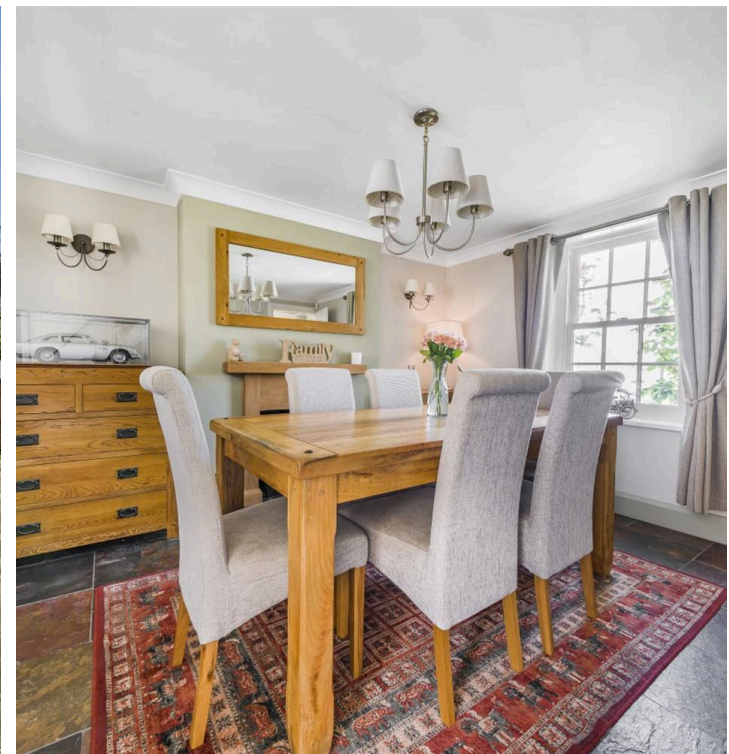
Although it enjoys a truly private position at the end of a farm track, the cottage is not isolated, being just 1.5 miles to the Birdham Stores and 2.5 miles to East Wittering village centre. Measuring some 1,050 sq. ft, the accommodation comprises: of an Entrance Lobby, 19'7 long Sitting Room with open 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.

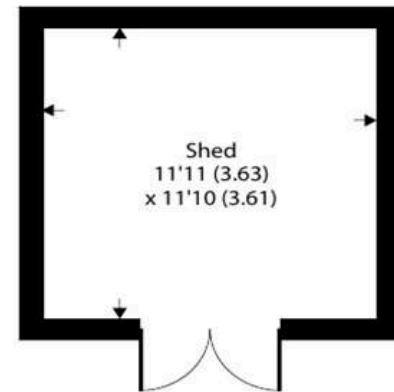
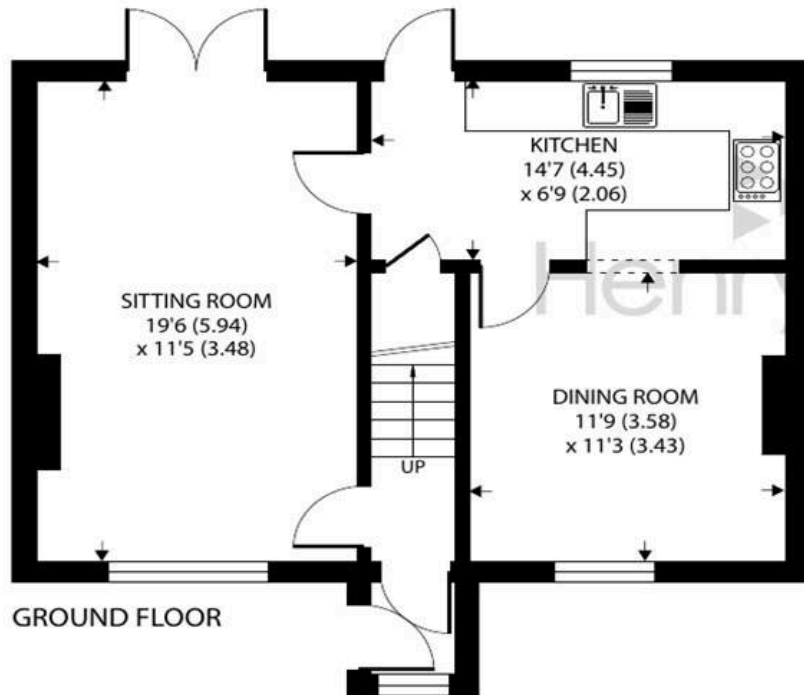
Outside, the property occupies grounds measuring approximately 1/5 acre and is surrounded by open countryside. The Gardens are laid mainly to lawn and are enclosed by flint walls, fencing and hedging. There is a large patio area to the rear of the property and a sizeable timber Storage Shed.

Council Tax band: F

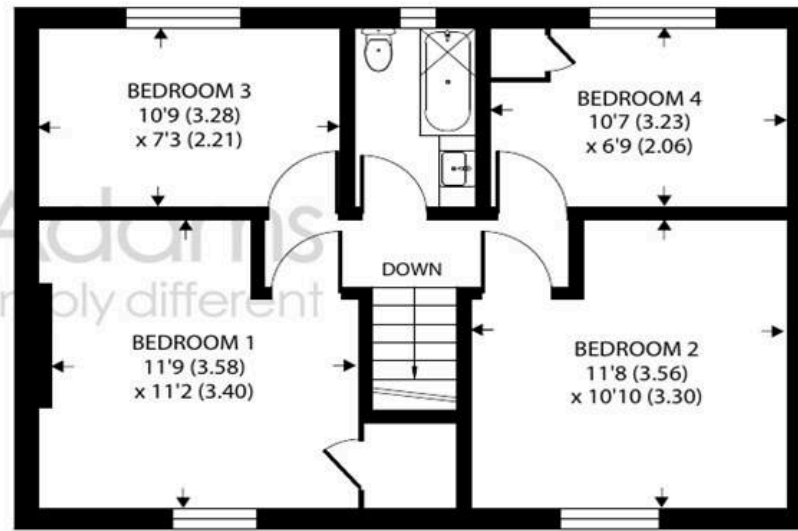
Council Tax band: F

Tenure: Freehold





OUTBUILDING



## 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). © n3checom 2023. Produced for Henry Adams. REF: 981640



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