





## 1 and 2 Royal Oak Cottages, Lagness

These charming cottages, dating back to 1737, have undergone recent modifications to create two attached cottages.



- ▶ **Unique Opportunity**
- ▶ **Semi-Rural Location**
- ▶ **Three Kitchens**
- ▶ **Seven Bath/Shower Rooms**
- ▶ **Beautifully Landscaped Gardens**
- ▶ **Two Character Cottages and Annexe**
- ▶ **Six Reception Rooms**
- ▶ **Nine Bedrooms**
- ▶ **Double Garage and Driveway**
- ▶ **Stunning Countryside Views**

Royal Oak Cottages comprises an entrance on the right side of the property, accessed via a spacious shingle driveway offering ample parking. The first cottage features an entrance hall leading to a ground floor shower room, a generously sized L-shaped modern sitting room with bi-fold doors opening to the patio, underfloor heating, and a pantry/store room. The country style kitchen with a barn door to the garden connects to the dining room and family room, showcasing original beams and a charming wood burner. Upstairs are three bedrooms, including a principal bedroom with an en-suite and dressing area, as well as a main bathroom.

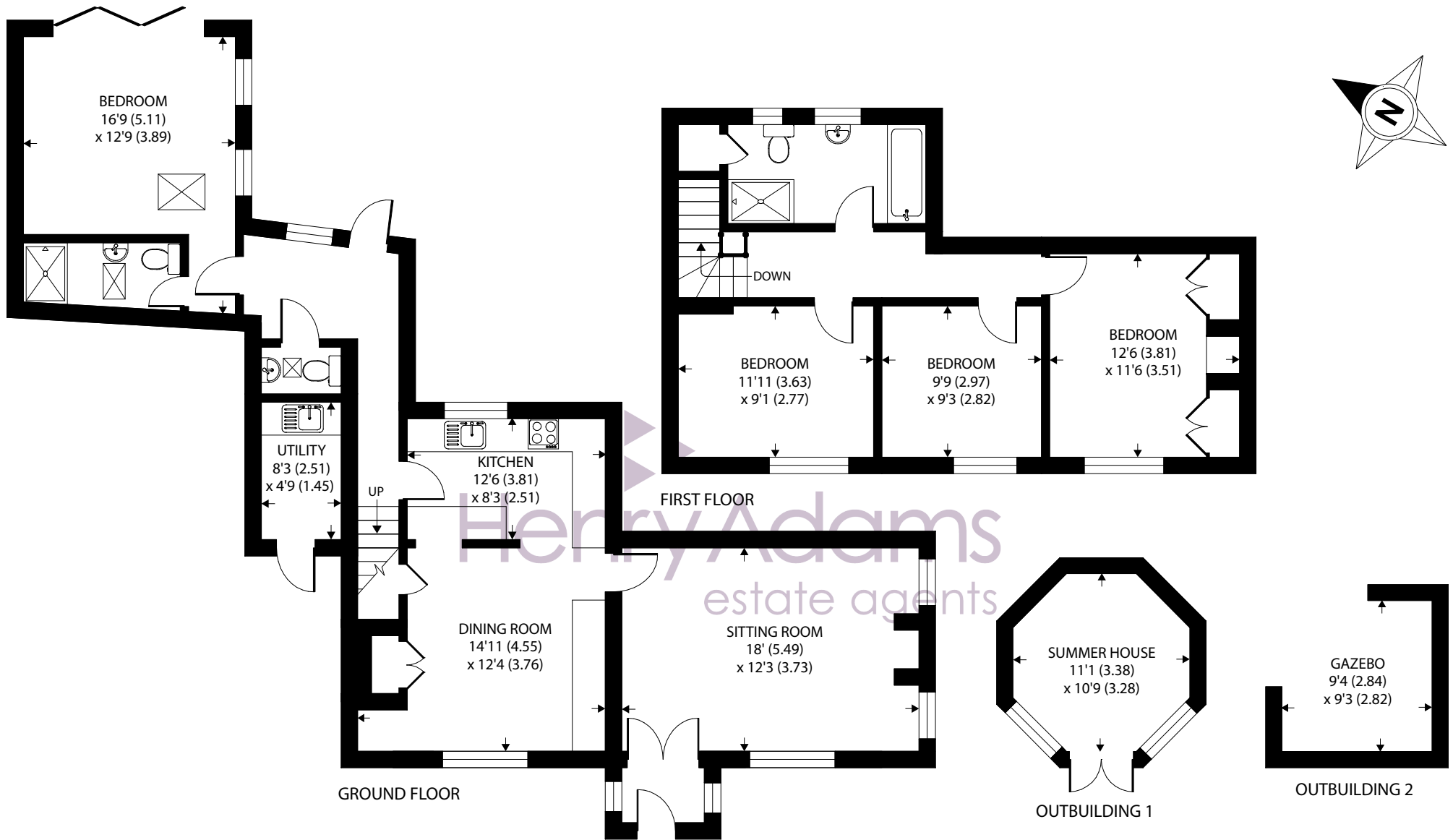
Accessing the second cottage through the black front door at the front of the property, you will find a cosy living room with a wood burner, a dining room with character features leading to the cottage style kitchen, a hallway to a utility room, separate WC, and the principal bedroom with a vaulted ceiling for added spaciousness, complete with an en-suite featuring a large walk-in shower. Upstairs consist of three bedrooms and a family bathroom.

Exiting both of the cottages, you will discover a patio area surrounded by mature shrubs and a brick chimney barbeque, perfect for outdoor entertaining. The garden boasts scenic views, mature trees, a lawn, planters, multiple seating areas, and a summer house with power supply.

Council Tax Band: D



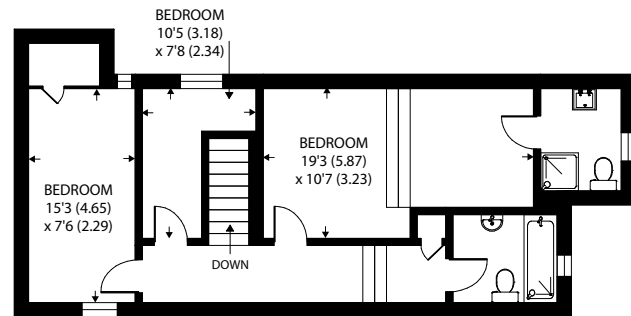




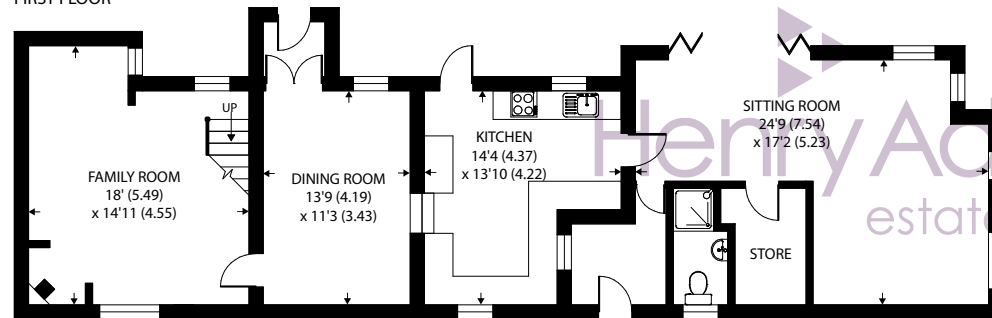
Approximate Area = 1433 sq ft / 133.1 sq m  
 Outbuildings = 185 sq ft / 17.1 sq m  
 Total = 1618 sq ft / 150.3 sq m

For identification only - Not to scale

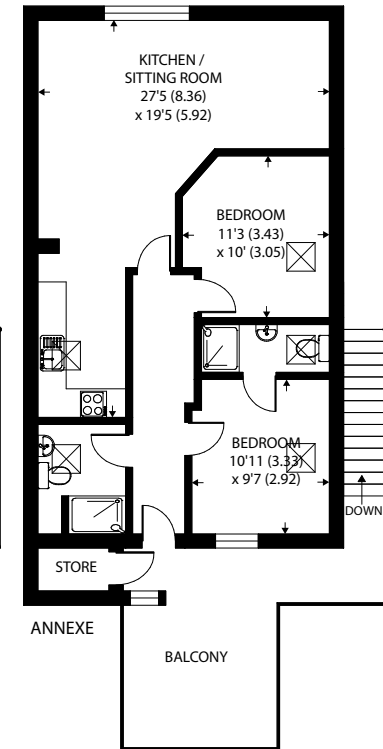
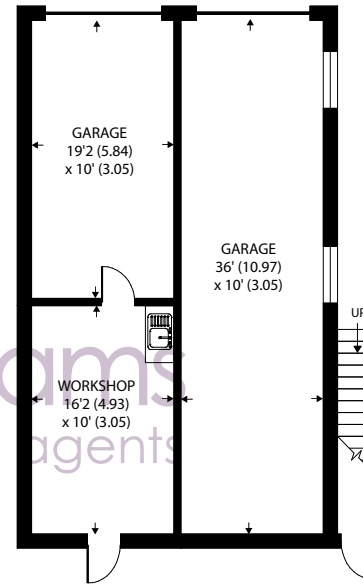




FIRST FLOOR



GROUND FLOOR



ANNEXE

BALCONY

Approximate Area = 1702 sq ft / 158.1 sq m

Garage = 738 sq ft / 68.5 sq m

Annexe = 738 sq ft / 68.5 sq m

Total = 3178 sq ft / 295.2 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.

The Lookout is a two bedroom annexe on top of the double garage with the most spectacular views over the fields behind. Entry to the annexe is at the left hand side of the garage up the stairs and greeted with a decked seating area to appreciate the views. The annexe has a principal bedroom with an en-suite and a secondary bedroom, the main shower room is off the hallway which then leads to the open planned kitchen, dining and living space which has the added benefit of a wood burner. The décor is light and with hard flooring throughout.

### Location

Lagness is situated betwixt the seaside villages of Pagham, Nyetimber, the Cathedral City of Chichester and the seaside town of Bognor Regis. With easy access to the beaches and the Nature Reserve in Pagham Harbour. Both Chichester and Bognor Regis have excellent rail links to London Victoria and the South Coast. 17/07/24

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