



Brandy Hole Lane

Chichester, West Sussex



**Tod
Anstee**

Property Consultants





4 Brandy Hole Lane

Situated within a fine setting, this exceptional family home, located within one of the city's most popular roads provides flexible and spacious accommodation.

Guide Price

£1,335,000 subject to contract

Gross Area 2,620 sq ft / 243.4 sq m

GROUND FLOOR

- Reception Hall
- Sitting Room
- Kitchen/Breakfast Room
- Dining Room
- Study
- Utility Room
- Cloak Room

FIRST FLOOR

- Main Bedroom with En-Suite Bathroom
- 3 Further Bedrooms
- Family Bathroom

ANNEXE

- Entrance Hall
- Bedroom
- Bathroom
- Kitchen/sitting/Dining Room

GARDENS AND GROUNDS

- Superb Mature Gardens including Patio
- Private Parking
- Planning Permission for Double Garage



The Property

On the market for the first time in over 30 years, this charming family home is situated in a very popular position on the northern side of Chichester with the benefit of stunning gardens and grounds.

The house provides well proportioned accommodation throughout and has an abundance of natural light within all the principal rooms. On the ground floor there are three reception rooms currently configured as a dual aspect sitting room, dining / playroom and study, in addition a large kitchen/breakfast room, utility/boot room and a cloak room. To the side of the house there is an annexe with its own private access or directly off the main dining room, with the benefit of a bedroom, shower room, entrance hall and kitchen/sitting/dining room.

Upstairs a spacious landing leads to four good sized bedrooms, the master with an en-suite and a separate family bathroom.

Gardens

The property is approached on a gravelled driveway with a pillars entrance ample parking for a number of vehicles. The lovely garden and grounds are a good size front and back and are well stocked with many flowering shrubs and plants within the flowerbeds and borders and also has large areas laid to lawn. Towards the rear of the house there are two patio areas with direct access from the kitchen and annexe and to the front there is planning permission granted (ref: 19/01373/DOM) for a detached single story home gym, garage and office building.

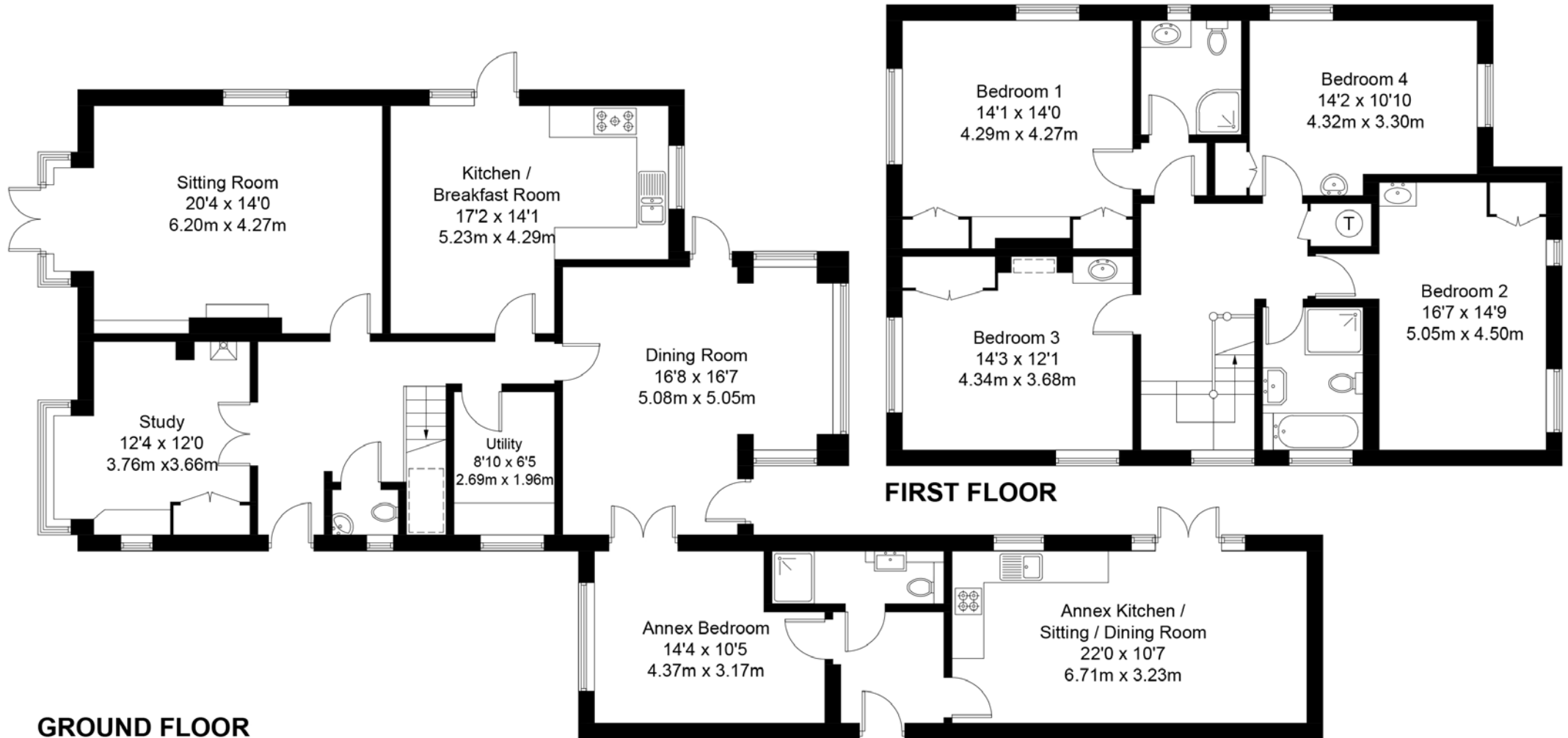








Brandy Hole Lane, PO19 5RJ
APPROXIMATE GROSS INTERNAL AREA = 2620 SQ FT / 243.4 SQ M
(INCLUDING ANNEX)



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. (ID671386)

Produced for Tod Anstee

Location

The property is situated in the sought after residential leafy suburb of Summersdale. Ideally located within easy reach of the city centre which is just over a mile to the south and accessible to the South Downs National Park a short distance to the north. Nearby, there are useful local amenities which include a medical centre, convenience store/post office and the Brandy Hole Lane Nature Reserve opposite, an enchanting woodland copse of about 15 acres.

Chichester

The historic cathedral city of Chichester offers comprehensive shopping facilities and a choice of social and recreational activities, accessible through the mainly level pedestrian areas of the beautifully preserved city. Cultural activities include Pallant House Gallery and Festival Theatre. There are renowned schools in the area, both in the public and the private sector. The mainline station in Chichester provides a regular service to London Victoria in about 1 hour 40 minutes (via Gatwick Airport). Havant station to the west provides a faster service to London Waterloo in about 1 hour 20 minutes.

Sports & Country Pursuits

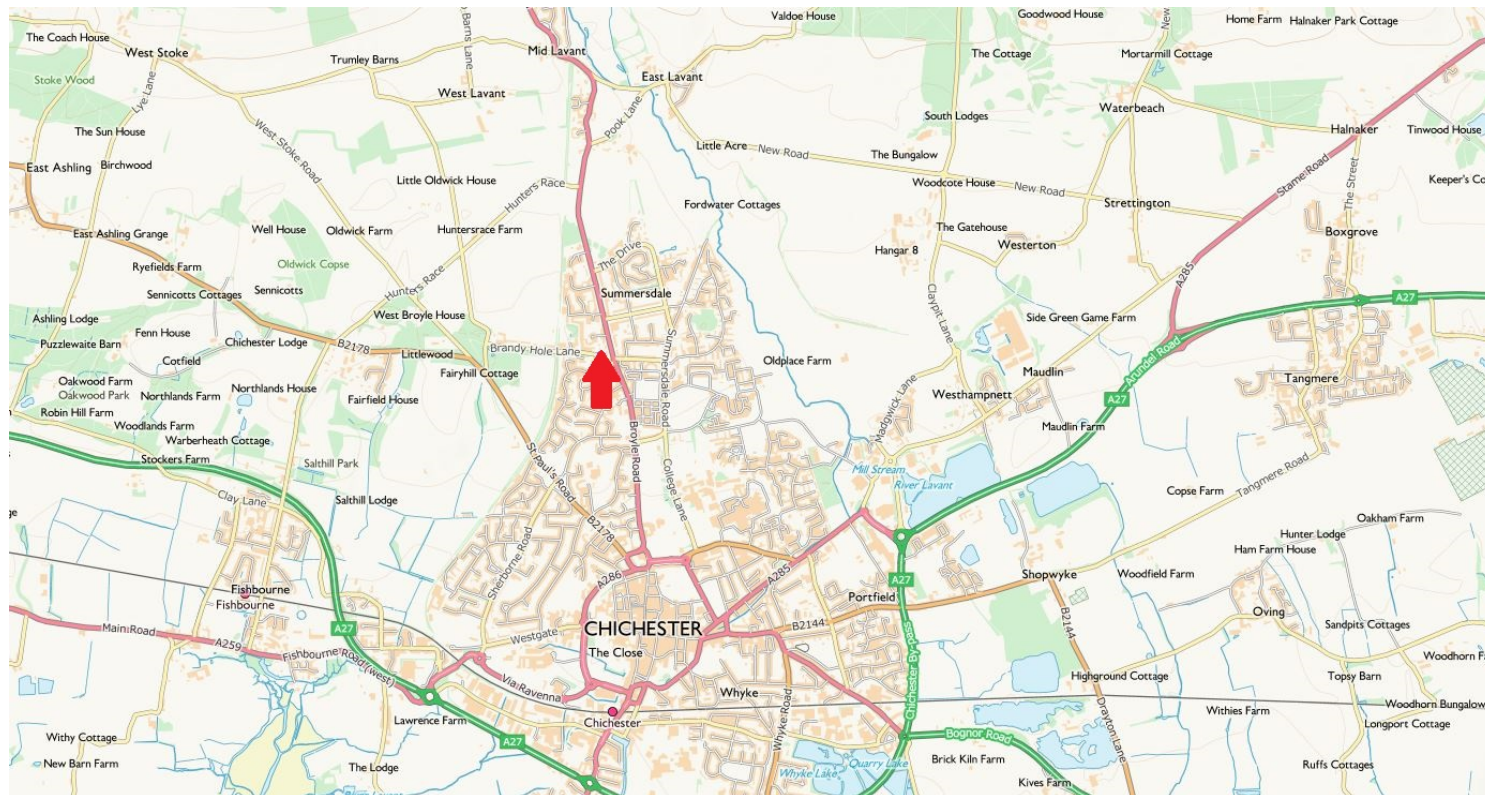
Events and sporting activities in the area include Goodwood Festival of Speed and Revival events for motoring enthusiasts, horseracing at Goodwood and Fontwell, polo at Cowdray Park, golf at Goodwood, and beaches at the Witterings. Chichester Harbour provides moorings (subject to availability) and there are nearby berthing and lifting facilities in Birdham Pool and Chichester Marina. Other local attractions include: the Weald and Downland Open Air Museum, West Dean Gardens, Fishbourne Roman Palace, Tangmere Military Aviation Museum, Goodwood House, Stansted Park and Petworth House.

Distances & Transport

Chichester: 1 miles | Goodwood: 3 miles | Chichester Marina: 6 miles | Gatwick Airport: 47 miles | Central London: 70 miles

All distances are approximate





General Information

TENURE: FREEHOLD

EPC RATING: D

POSTCODE: PO19 5RJ

SERVICES: Mains Electricity, Water and Drainage and Gas (services not tested)

CHICHESTER DISTRICT COUNCIL:
01243 785166

WEST SUSSEX COUNTY COUNCIL:
01243 777100

01243 523723
sales@todanstee.com
todanstee.com

VIEWINGS STRICTLY BY APPOINTMENT WITH THE SALES AGENT, TOD ANSTEE

The Old Coach House,
14 West Pallant, Chichester,
West Sussex, PO19 1TB





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