



Castlefield Cottage

Rotten Row, Sidlesham Common, Chichester, West Sussex PO20 7QB

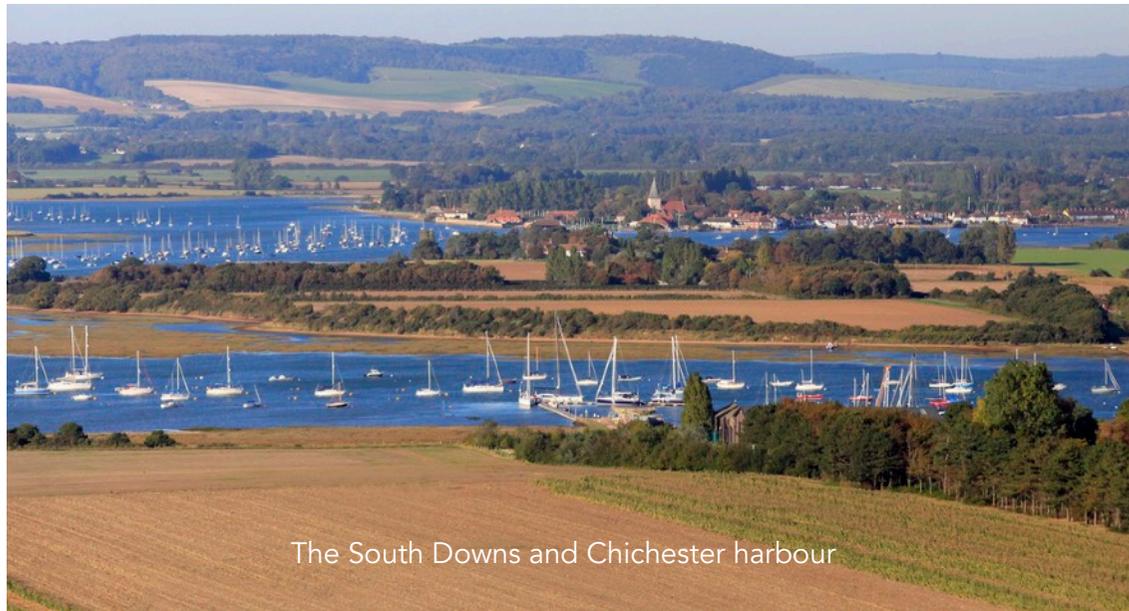
Michael
Cornish

PROPERTY SALES & ACQUISITIONS

Castlefield Cottage

Rotten Row, Sidlesham Common
Chichester, West Sussex

A charming brick and flint Detached Victorian Cottage of great character with a delightful private garden and outbuildings with an Annexe adjoining the detached Double Garage, located in a highly desirable rural village mid-way between Sidlesham Quay and Chichester Marina



The South Downs and Chichester harbour

Property Features

Detached Period Cottage
3 Bedrooms,
Superb Bathroom (Bath and Shower)
Shower Room (ground floor)
Sitting Room (Triple Aspect) and fireplace
Dining Room/Conservatory and fireplace
Large Snug, Galley Kitchen and Utility area

Outside

Double Garage and driveway
provide parking spaces for at least 5 vehicles
Annexe attached to the garage,
Outbuildings attached
Beautifully designed garden with a sunny aspect and privacy
Wonderful countryside location

THE PROPERTY

Castlefield Cottage is delightful Victorian detached brick and flint period cottage of immense charm and character with a number of period features, understood to date from about 1844. Upon entering the cottage there is a welcoming large entrance reception hall used as a Snug with an ancient flagstone floor and a two-way aspect fireplace housing a wood burning stove leading through to the Conservatory/Dining Room with doors leading out on to the "sun trap" paved terraced courtyard area of the garden. The galley kitchen with a range of stylish modern units is accessed from the dining room and the snug. There is a comfortable atmosphere throughout the accommodation which has plenty of natural light in all of the rooms and there is a triple aspect Sitting Room with a fireplace and pretty outlook over the main garden. There is a useful downstairs Shower room/WC and Utility area. A staircase leads up to the landing and three bedrooms, with a superb Bathroom which includes, a superb open sided free standing bath and a separate shower cubicle, wash hand basin. There is a separate WC. The two main front bedrooms have wonderful views over the neighbouring countryside with wild deer are often seen grazing or running through the nearby field. There are a number of useful outbuildings including an Annex with potential to generate income adjoining the Double Garage which has potential subject to local authority planning consents.

SIDLESHAM COMMON & VILLAGE

This a highly regarded small village about 4 miles south of Chichester and has a small well regarded and popular primary school and the 13th-century church of St Mary Our Lady. Sidlesham Common is surrounded by several thousands of acres of farmland and there are stunning views towards the South Downs and lovely walks at nearby Pagham Nature Reserve and The Crab & Lobster Inn at Sidlesham Quay, There is a local public house/restaurant and a local fuel garage with everyday shopping amenities. Chichester Golf club at Hunston is about a mile. The village is within easy reach of Donnington and Birdham where there are a selection of pub/restaurants, Crouchers Hotel Restaurant and two marinas at Birdham and Chichester.





COASTAL & COUNTRY PURSUITS

The surrounding area is renowned for its excellent sailing amenities, country pursuits and many attractions in the area including: the Goodwood Festival of Speed and Goodwood Revival motoring events and Horse Racing at Goodwood and Fontwell and Polo at Cowdray Park. There are golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside is an Areas of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways. There are pebble/sandy beaches at East Wittering and Bracklesham Bay and at West Wittering, miles of sandy beach, which has been awarded the 'Blue Flag' international status for excellence. The RSPB nature reserve is situated at Pagham Harbour. Chichester has about 17 miles of harbour channels leading out to The Solent, about 3,750 moorings and there are about 12,000 registered vessels, and about 2,000 berths with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), Thornham Marina, Sparkes Marina and Northney Marina at Hayling Island and there are 14 Sailing Clubs locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Wetland Centre Wildfowl nature reserve, Fishbourne Roman Palace, Stansted Park House & Grounds, Petworth House, Cass Sculpture Foundation Goodwood and Goodwood House.





CHICHESTER

Sidlesham Common and the Village is located about 4 miles south of Chichester City which was founded by the Romans during the first century AD and the surrounding areas are steeped in history, with a number of fascinating archaeological remains from the Roman Conquest such as the existing remains of the tall defence Walls which now provide a walk round the City. Much of the City shopping centre is accessed through level pedestrianised areas leading to the well preserved and beautiful ancient Chichester Cathedral founded during 1075. Much of the City centre was built during the Georgian and Victorian periods and one of the most imposing buildings in the City today is the Georgian (former) Corn Exchange built in 1833 located in East Street. There are a wide variety of amenities including: Public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club, rugby football club. Other attractions include: The award winning Pallant House Gallery and Internationally renowned Chichester Festival Theatre. There are a good number of schools locally and accessible from Chichester including; Bishop Luffa, Oakwood, Prebendal, Westbourne House, Great Ballard, Slindon Collage, Bedales at Petersfield and Portsmouth Grammar school.

COMMUNICATION ROAD & RAIL LINKS

Chichester has a mainline rail station with fast links to: London/Waterloo via Havant (95mins) and to London Victoria (105mins) via Chichester. The A3 (M) motorway is about 4.5 miles west, connecting to the M25 Junction10 and to central London about (75miles) and Airports at Heathrow (59miles) or alternatively Gatwick via A27/A24 (55miles). Southampton International Airport (24miles) and Portsmouth (8miles), both cities have ferry services to the Isle of Wight, The Channel Isles and Europe.





GARDEN & GROUNDS

Castlefield Cottage is approached from a lovely country road leading into an extensive cobbled parking area with a gate opening into the garden and pathway leading to the cottage. There is a delightful quintessentially English Cottage garden with many interesting features, including an expanse of lawn with flower borders, a number of rare Roses and shrubs enclosed by tall hedges proving privacy. The pathway leads to the entrance of the Cottage and to the "sun trap" courtyard and conservatory with a southerly aspect. There are useful outbuildings and parking spaces for about 5 vehicles with a Double garage adjoining the Annexe which would be ideal for Airbnb to generate extra income, subject to the usual consents. There may be potential to convert the Annexe and Double garage into accommodation, subject to planning consents.

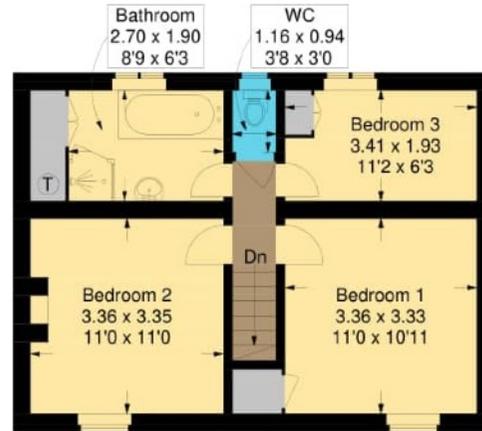


Castlefield Cottage, Sidlesham

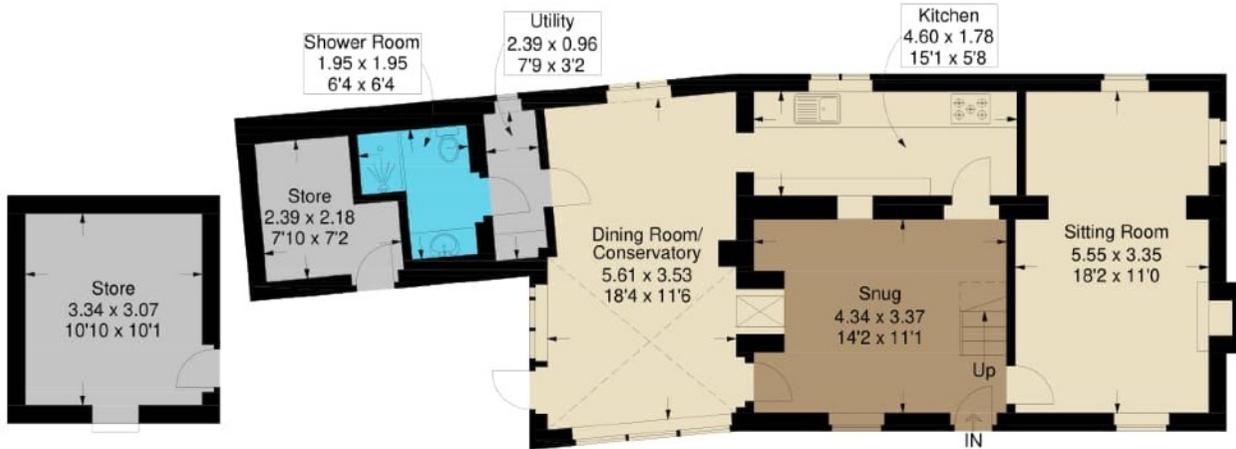
Approximate Gross Internal Area = 114.1sq m / 1228 sq ft

Outbuildings = 59.2 sq m / 637 sq ft

Total = 163.3 sq m / 1865 sq ft

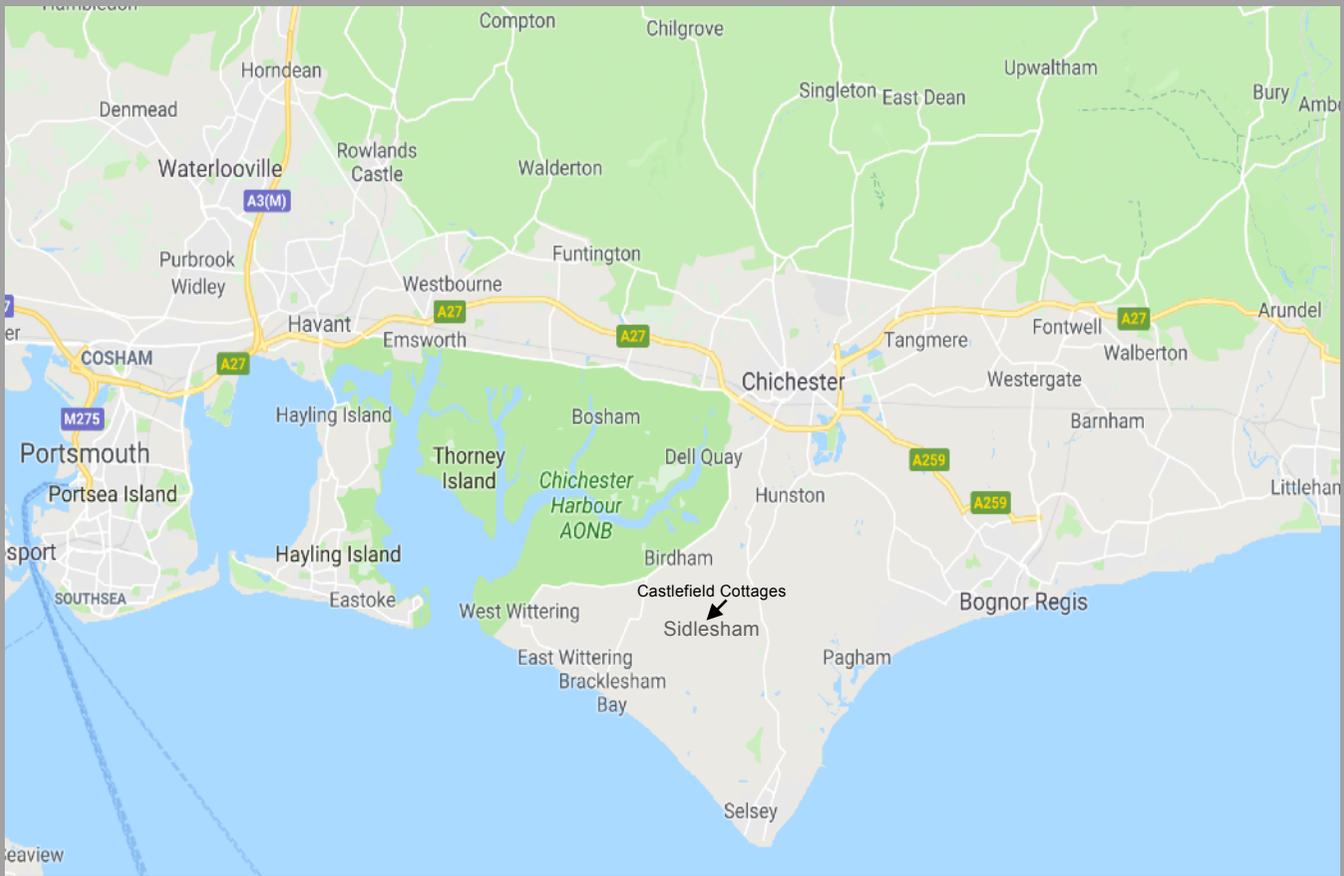


First Floor



Ground Floor

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.



DIRECTIONS

Travelling from the West along the A27 to Chichester at the main Stockbridge Roundabout signposted West Wittering, continue south along the A286, after about half a mile at the first roundabout by the Coop Store turn left into the B2201 continue through the village of Donnington follow the sign for Selsey and turn right onto the B2145 and after a short distance at the Anchor Pub turn right into Rotten Row, continue just beyond Boxham Lane to the second driveway and the entrance to Castlefield Cottage will be found on the right hand side.

Travelling from the East along the A27 at the Selsey/Hunston roundabout continue on the B2145, and at the Anchor Pub continue just beyond Boxham Lane to the second driveway and the entrance to Castlefield Cottage will be found on the right hand side.

SERVICES: Mains electricity, water, drainage and Oil central heating.
LOCAL AUTHORITY: Chichester District Council: 01243 785166
Council Tax Band: F **EPC Rating:** E **Brochure:** January 2020



Goodwood Racecourse



Chichester Marina



West Wittering Beach 4 miles

Viewings by Appointment
 Michael Cornish - Chichester
 W: 01243 790656
 M: 07917 428464
 property@michaelcornish.co.uk
 www.michaelcornish.co.uk

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