



Greensleeves  
225 Pagham Road | Nyetimber | West Sussex | PO21 3QD

FINE & COUNTRY



Beautifully renovated by the current owners, 'Greensleeves' is a picture-perfect and enchanting Grade II Listed cottage. Once through the tall wooden electronic gates, and upon first glimpses of the property, there is a feeling of welcome, warmth and privacy.

The accommodation of about 2,465 sq. ft. provides five reception rooms, a kitchen and cloakroom on the ground floor and three bedrooms, a family bathroom and a separate shower room on the upper floor. The gardens are manicured and very well maintained, with a profusion of planting providing colour throughout the seasons. The house wraps around the patio, which is spacious enough for entertaining large parties.

This is a home which will appeal to those who appreciate and enjoy 'timeless character'. It epitomises the style of its day and displays a profusion of period features, some of which date back to its origins; exposed beams and brickwork, an Inglenook fireplace, wooden doors with cast-iron hinges, and leaded-light windows, to mention just a few. On top of this the renovations have introduced more modern elements, greatly in demand in these more modern days, and have created a very comfortable and more economic home.

Some of the improvements carried out in recent years, and to significant expense include:

- RE-THATCHED ROOF AND RIDGE
- RE-WIRED THROUGHOUT
- RE-PLUMBED THROUGHOUT
- NEW HEATING SYSTEM AND BOILER
- NEW DRAINAGE SYSTEM
- NEW ROOF INSULATION
- LED LIGHTING INSTALLED
- ETHERNET CONNECTION INSTALLED
- NEW SECURITY ENTRY SYSTEM & LIGHTING
- WOODWORK TREATMENT THROUGHOUT
- BATHROOMS RE-FITTED
- NEW FENCING TO ALL BOUNDARIES
- A UNIQUE GRADE II LISTED COTTAGE
- PERIOD FEATURES AND CHARM
- RECENTLY RENOVATED
- SECLUDED AND SECURE SETTING
- ATTRACTIVE PRIVATE GARDENS
- TANDEM DRIVE-THROUGH GARAGE
- ADDITIONAL SECURED PARKING
- EPC EXEMPT









# Step inside

## Greensleeves

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The well-equipped kitchen and cosy Morning Room are set off to the left of the Hallway and are connected via a useful serving hatch. The main reception rooms are off to the right and flow together from the Drawing Room, with its inglenook fireplace, through to the formal Dining Room and the Garden Room, creating large spaces for family gatherings. The Study, which has a range fitted Oak furniture, is tucked beyond the Garden Room, an ideal setting for those who require solitude for more serious matters. The Garden Room has wall-to-wall glazing with double doors onto the patio, making this a very light and sunny room, a space to be enjoyed in all weathers. At the end of the hallway is a very useful cloakroom. The Morning Room, Kitchen, Hallway and Garden Room have Terracotta tiling, whilst the other reception rooms are carpeted.

The period character of the cottage continues to the upper floor. The Principal Bedroom is spacious and light with an archway leading to a large Dressing Area and there is a separate walk-in wardrobe. The Shower Room is placed close to the Master Bedroom, and could easily be incorporated as an en-suite facility if so desired, with a linen cupboard opposite, whilst the family bathroom is at the opposite end of the landing. There are two further bedrooms, both with fitted wardrobes and one with a corner shower cubicle.

Beyond the entrance gates, the frontage of the property is mainly York Stone gravel with raised surrounded flower and shrub beds and a pretty well. To the rear, the house wraps around the patio, which is spacious enough for entertaining large parties, and can be accessed from the garden room and dining room. The gardens are manicured and very well maintained, with a pond in the centre of the lawn and a profusion of planting providing colour throughout the seasons. A very useful workshop is located at the bottom of the garden and gives access to a pathway which leads back up to the 'gardener's hothouse' at the rear of the attached outbuilding.











# Greensleeves

## GARAGE

34' 4" x 13' 3" (10.42m x 4.02m)

The garage is located to the side of the house and with electric up-and-over doors to both the front and the rear; provides the ability to drive a vehicle, or perhaps a caravan or boat, through to the back of the house, if desired. There is a dedicated utility area with plumbing and connections for a washing machine and tumble dryer, and a very useful large washbasin.

Distances (approx):

Chichester 6 mls

Bognor Regis 3.5 mls

Goodwood 6.5 mls

London 70 mls

Road links:

The A27 along the south coast and the A3 north to London.

Rail links:

Bognor Regis and Chichester with regular services to London (Victoria).

## THE VILLAGE

Nyetimber sits just 6 miles to the south of Chichester; and about 3 miles to the west of the ever popular seaside resort of Bognor Regis. Everyday needs are well-catered for by the local shops and post office, and there is a good selection of family-friendly and well regarded country-style gastro pubs and hotels.

## THE AREA

Pagham Beach is about 1 mile away and has a Yacht Club, a café and entertainments as well as a large and popular bird sanctuary. Windsurfing and snorkelling are popular pastimes at this large shingle seafront. Pagham itself has the historic 7th Century Church of St Georges, believed to have been built by the Saxons.

The Cathedral City of Chichester is close by with its abundant array of shopping and dining options as well as its' magnificent Cathedral. The Festival Theatre, one of the UK's flagship theatres, offers a wealth of exceptional quality productions and Pallant House Gallery displays one of the best modern art collections in the country. [www.visitchichester.org](http://www.visitchichester.org)

Goodwood, world renowned as a sporting estate, has brought together a spectacular range of sporting activities including horseracing, motor racing, golf, flying and shooting, as well as attracting over half a million visitors each year to its Festival events; The Festival of Speed, The Goodwood Revival and the Glorious Goodwood Horseracing event. Nowhere else in the world will you find such a spectacular range of luxury and sporting activities in one beautiful place.

The Coastline, provides further excellent beaches with Bognor Regis being well-visited by families and West Wittering attracting watersport enthusiasts. Sailing enthusiasts have a choice of clubs at Pagham, Chichester Birdham, Bosham and Itchenor.



#### ADDITIONAL INFORMATION

Mains water, drainage, electricity and gas.

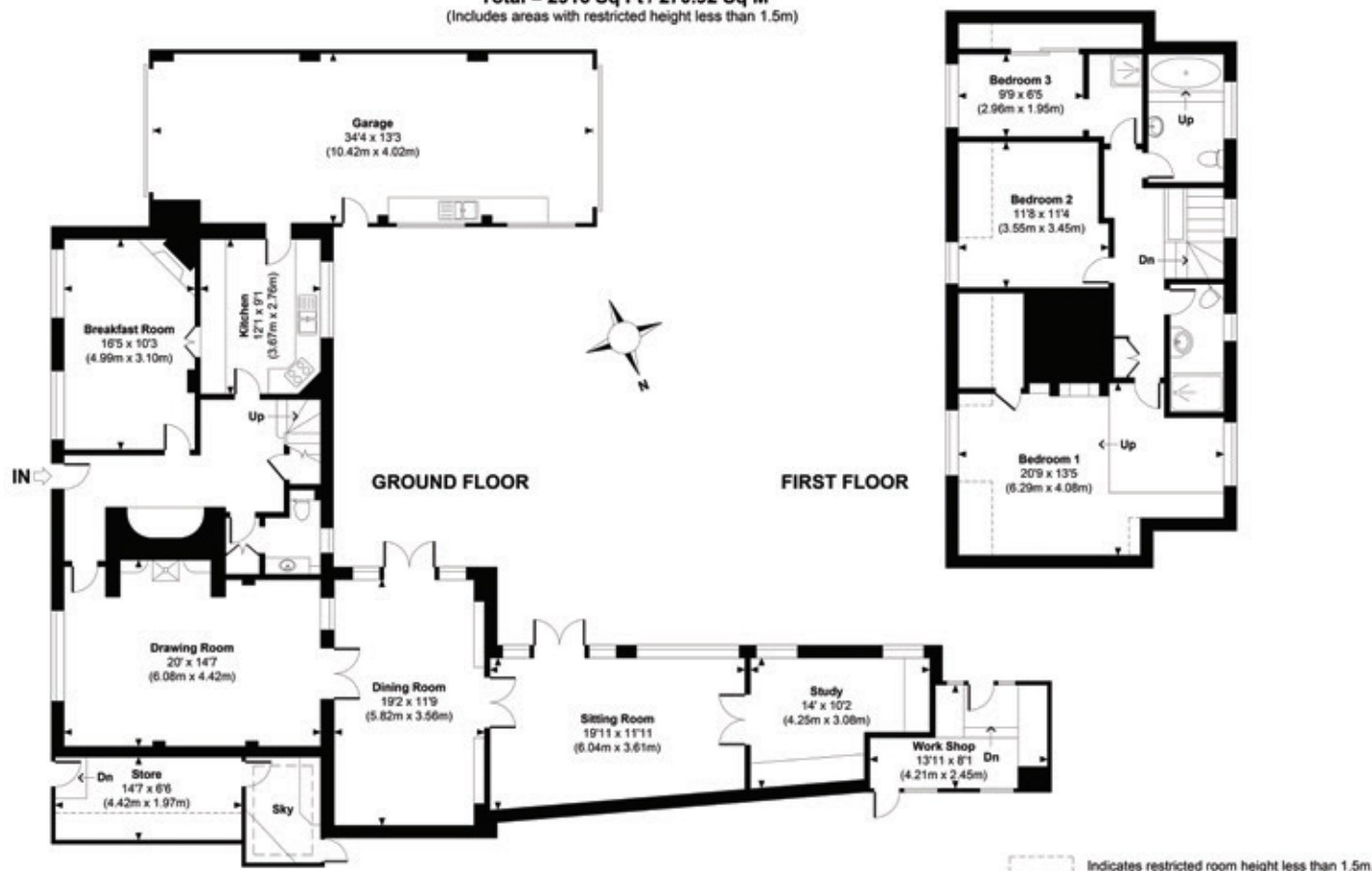
Gas fired heating

Arun District Council: Band F

Broadband internet connectivity

## Greensleeves

Approximate Gross Internal Area  
Main House = 2465 Sq Ft / 229.03 Sq M  
Garage = 451 Sq Ft / 41.89 Sq M  
Total = 2916 Sq Ft / 270.92 Sq M  
(Includes areas with restricted height less than 1.5m)



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EPC Ex-empt

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