



Charlton End, Charlton, PO18 0HX

Approximate Gross Internal Area = 226.4 sq m / 2437 sq ft
Double Garage = 47.2 sq m / 508 sq ft
Total = 273.6 sq m / 2945 sq ft

Produced for Stride & Son Estate Agent.

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Charlton End, Charlton



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Charlton End, Charlton, Chichester, West Sussex, PO18 0HX.

Situated on the edge of Charlton village, Charlton End is a Grade II Listed period farmhouse, built in a traditional Sussex style with part-flint and rendered elevations, and sitting in a superb position with stunning views, being surrounded by farmland at the foot of the South Downs. The property comprises 4/5 bedrooms, large kitchen/ breakfast room and is in need of modernisation, offering potential for a purchaser to create a unique family home in an outstanding location.

Charlton village is some 7 miles north of Chichester and 2 miles from Goodwood with its famous racecourse, motor circuit and golf course, with the Goodwood Estate hosting many events including the annual Festival of Speed and Revival meetings. The village has an excellent pub as does nearby Singleton, which also benefits from a very pretty cricket green, and there is a regular bus service from the village to both Midhurst and Chichester which also offers a main line railway station with services to London (Victoria).

The accommodation is arranged as follows:

Covered entrance with glazed front door to:

ENTRANCE HALL: Double coats cupboard. Quarry tiled floor. Telephone point. Radiator. Door to:

UTILITY ROOM: Enamel sink. Plumbing for washing machine. Space for dryer and fridge/ freezer. Extensive fitted shelving. Double radiator. Wall cupboard. Quarry tiled floor. Double glazed door to garden.

KITCHEN/BREAKFAST ROOM: Twin bowl stainless steel sink with double drainer and cupboards below. Further range of fitted base and wall cupboards. Electric cooker point. Space for fridge. Quarry tiled floor. Extensive range of pine faced full height store cupboards. Pitched pine vaulted ceiling with concealed lighting. Double radiator. Night storage heater. Exposed flint work to one wall. Double glazed patio doors to terrace and garden. Glazed door to:

INNER HALL: Stairs to first floor and under stairs store cupboard. Radiator. Quarry tiled floor. Doors to bathroom, sitting room and to:

BOILER ROOM: Housing Potterton oil fired boiler for domestic hot water and central heating.

SITTING ROOM: Triple aspect room with central fireplace. Two double radiators. Two night storage heaters. Parquet flooring. Exposed wall and ceiling beams. Casement doors to garden. TV aerial point. Extensive fitted bookshelves.

DINING ROOM/BEDROOM: Built-in double wardrobe. Radiator. Telephone point. French window to terrace and garden. Walk-in store cupboard. Door to:

BATHROOM: White suite comprising panelled bath with mixer tap and separate shower control. Glazed screen and tiled surround. Vanitory unit with inset sink and cupboard below. Electric shaver point, light and mirror over. Low-level WC. Radiator. Chromium plated towel rail. Extractor fan.

1ST FLOOR LANDING: Two radiators. Recessed bookshelves. Night storage heater. Hatch with folding ladder to loft.

MASTER BEDROOM: Radiator. TV aerial point. Two wall light points. Walk-in wardrobe. Extensive views over Downs.

BATHROOM EN-SUITE: White suite comprising panelled bath with mixer tap, shower attachment and tiled surround. Vanitory unit with inset sink and cupboards below. Light, mirror and shaver point over. Low-level WC. Radiator. Electric towel rail. Linen cupboard with lagged copper cylinder (immersion).

BEDROOM 2: Two radiators. Built-in double wardrobe.

BEDROOM 3: Open fireplace with exposed timber lintel and beams above. Double wardrobe. Radiator. Fitted book case.

DRESSING ROOM/ BEDROOM 4: Range of three deep fitted double wardrobes. Fitted book case. Radiator.

FAMILY BATHROOM: White suite comprising panelled bath with tiled surround and separate shower control. Wash hand basin with light and mirror over. Low-level WC. Radiator. Electric towel rail. Airing cupboard with fitted shelving.

SERVICES: Mains water, electricity and drainage. Oil-fired central heating.

EXTERIOR: The property is set back from the lane, approached via a driveway running alongside a large lawned area with mature trees and shrubs. There is a turning and parking area. Attached **double garage, 21’ approx. x 16’**, with up-and-over door, electric light and power, electric circuit breaker and glazed courtesy door. Outside water tap.

The house is set in lawned gardens with a secluded west facing paved terrace. Pergola. Numerous specimen trees and shrubs with the whole being bounded by a Beech hedge.

To the rear of the garden is a small **stable yard** with three timber built loose boxes and concrete yard beyond which is a paddock wrapping around the garden to the south and east and having separate access from the road. Outside water tap. 1400 litre oil tank. Compost area. **The whole extends to approximately 2 ¾ acres.**

PRICE GUIDE: £1,250,000 FREEHOLD

DIRECTIONS: Leave Chichester to the north on the A286 Midhurst Road following signs to Midhurst. After approximately 7 miles, on entering Singleton village, take the first turning right. Follow the road through the village bearing right towards Charlton at the junction. After approximately 1 mile, having passed the Fox Goes Free Public House, the driveway to Chartlon End will be found a short distance along on the right-hand side of Charlton Road.

Please Note: Neither the heating system nor the services have been checked by the Agents

