



4 PEAR TREE COTTAGES  
GREEN LANE | CHICHESTER | PO20 7PT





# 4 PEAR TREE COTTAGES

GREEN LANE, CHICHESTER, PO20 7PT

OFFERS OVER £625,000 FREEHOLD

- Charming Character Cottage
- Large Wrap Around Garden
- Off Road Parking
- Wood Burning Stove
- Views Across Fields
- Three Bedrooms
- Extended
- Modern Fitted Kitchen
- Rural Location

Situated in a quiet rural location to the south of Chichester, enjoying views over neighbouring fields, this superb flint and brick cottage has not only been carefully extended over the years but also sympathetically refurbished keeping its original charm and character firmly intact whilst benefiting from modern flourishes.

The property is both a short drive from the coast and Chichester city centre, which offers a wide range of cultural, leisure and shopping facilities, including the Pallant House gallery and renowned Festival Theatre.

To the front of the property is a cosy sitting room with hardwood floors, exposed brick chimney and wood burning stove. Adjacent is the stylish modern hand built oak kitchen by Schreiber with integrated appliances, Rangemaster oven and quartz work surfaces. The kitchen leads into the extended orangery, which makes for a fantastic living space with roof lantern, dual aspect windows and patio doors leading onto the garden. Completing the ground floor is a good sized dining room and utility room with WC.

Upstairs are three well proportioned bedrooms and a contemporary part-tiled bathroom with shower over bath, pedestal wash basin and WC.

The cottage benefits from a fantastic garden which wraps around the property. Measuring 0.3 of an acre and largely laid to lawn, with generous patio seating area, summerhouse, pergola and outside storage. Ranch-style fencing makes the best of the open views and to the front a large hedge line secludes the property from the road. There is also ample parking for multiple vehicles,





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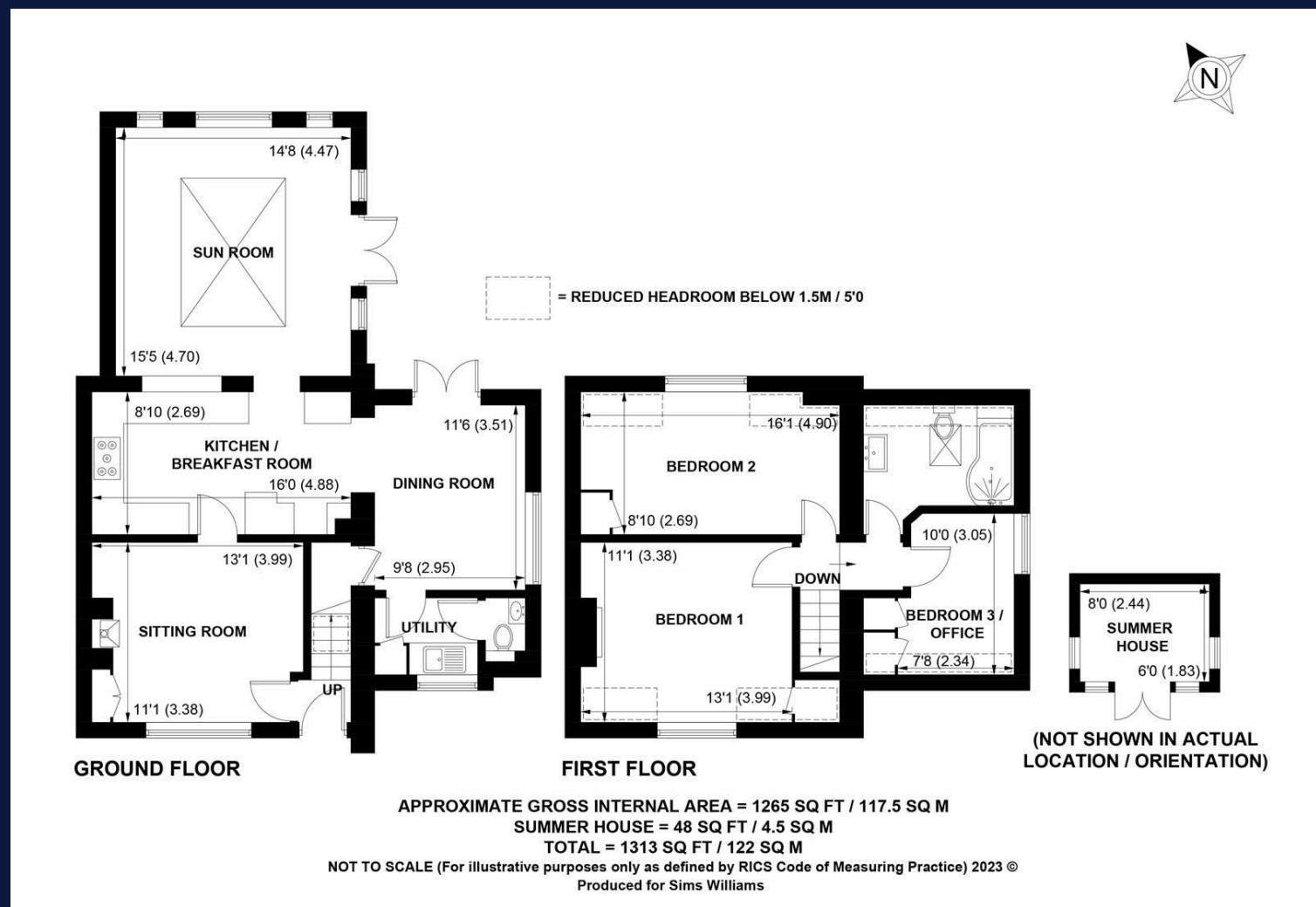
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EPC Band - Current - E Potential - D

Council Tax Band D

From Chichester proceed south on the B2145. At the first roundabout take the second exit signposted to Hunston and Selsey. After passing through Hunston take the next right into Green Lane. The property can be found on the right hand side.



Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

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