



#### SELSEY ROAD, CHICHESTER, PO20 7PU

- Grade II Listed Farmhouse
- Grounds Of 1.61 Acre
- 5 Bedrooms & 4 Bath/Shower Rooms
- Drawing Room & Family Room
- Fitted Kitchen/Breakfast Room
- Boot Room & Shower Room
- Superb Dining Room
- Two 2 Bedroom Cottages
- Heated Swimming Pool

A beautiful Grade II listed farmhouse surrounded by delightful countryside about 4 miles to the south of Chichester within 1.61 of a acre. The house offers versatile accommodation including a formal drawing room, dining room and conservatory. There are 5 bedrooms and 4 shower/bathrooms. The property has 2 cottages within the grounds as well as further storage buildings. There is an out door heated swimming pool within a private walled courtyard with associated changing room/shower.

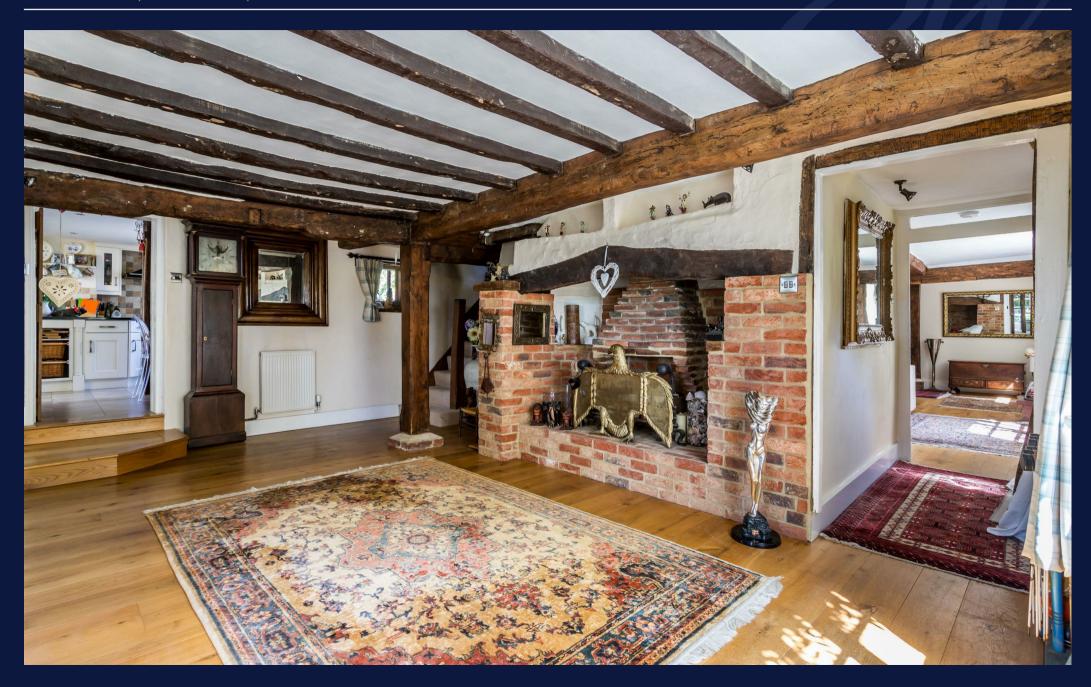
The formal gardens are arranged in a variety of styles with a formal lawn, terraces and raised decking areas. The picturesque pond lies adjacent to the driveway which sweeps around to the house. There is ample parking for a number of vehicles.

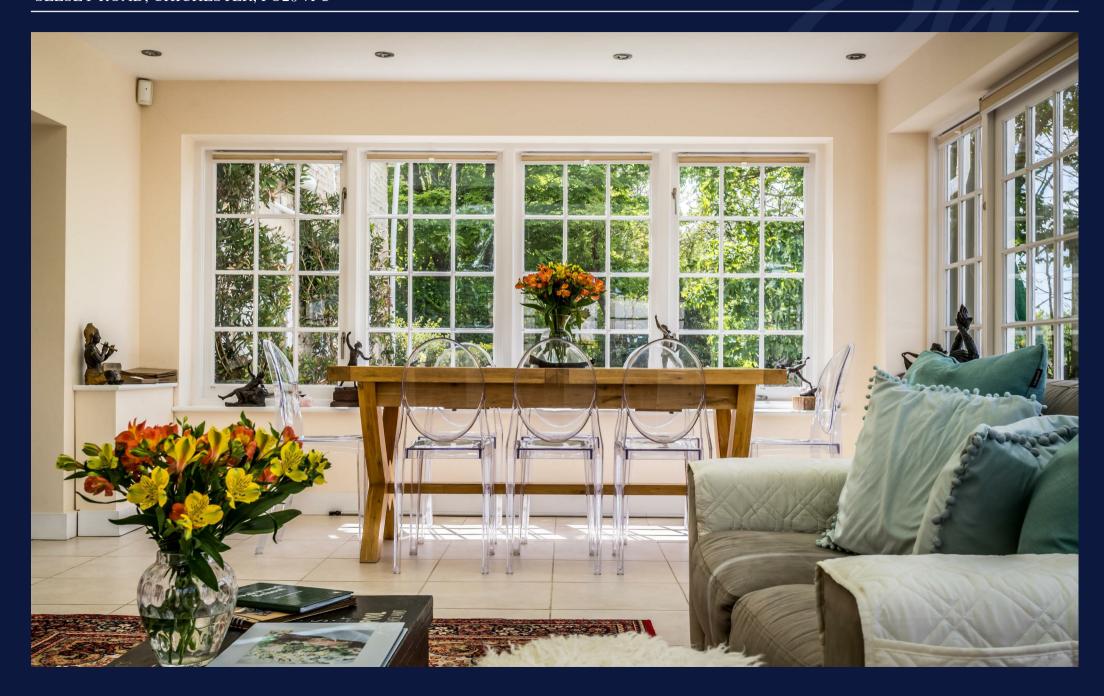
The property lies about two miles from both Chichester marina and Birdham Pool. The sandy Blue Flag beaches in West Wittering lie about 5 miles to the south.























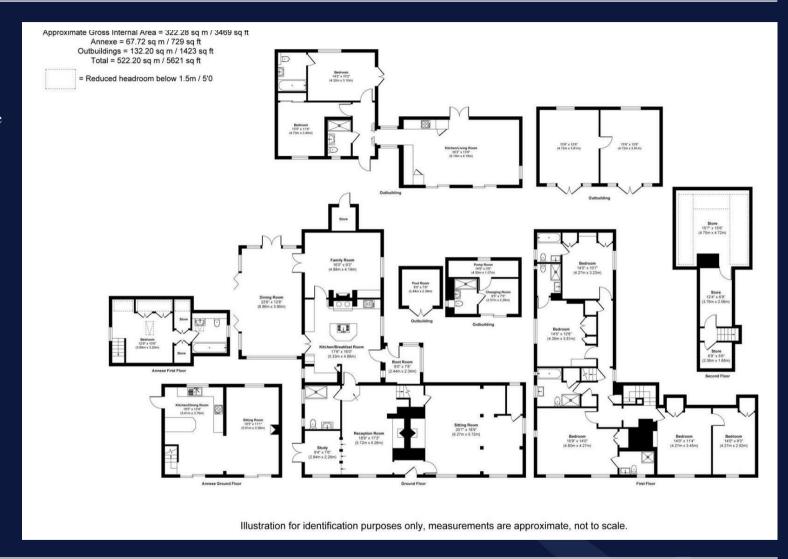


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EPC Band - Current - E Potential - D

Council Tax Band G

Leave Chichester in a southerly direction on the A286 signposted to The Witterings. At the mini roundabout in Stockbridge take the first exit onto Selsey Road. Follow the road for about 4 miles and Hardings Farm can be found on the right hand side.



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

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