



HARDINGS FARM

SELSEY ROAD | CHICHESTER | PO20 7PU

SW

Sims Williams

HARDINGS FARM

SELSEY ROAD, CHICHESTER, PO20 7PU

£1,650,000 FREEHOLD

- 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.

Approximate Gross Internal Area = 322.28 sq m / 3469 sq ft

Annexe = 67.72 sq m / 729 sq ft

Outbuildings = 132.20 sq m / 1423 sq ft

Total = 522.20 sq m / 5621 sq ft


 = Reduced headroom below 1.5m / 5'0"



Illustration for identification purposes only, measurements are approximate, not to scale.

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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