

house.

THE PREMIUM ONLINE ESTATE AGENCY



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CRUNCHY COTTAGE

Park Lane
Aldingbourne
Chichester PO20 3TJ

Four miles from Goodwood, an outstanding and sophisticated, contemporary country house, perfect for entertaining, standing within beautiful gardens

- Open plan living space
- Sitting room / dining room / kitchen
- Utility room and pantry
- Master suite with bathroom, walk-in wardrobe and access to the terrace
- Guest suite with sitting room, further guest suite with landing / study
- Barn style garaging and workshop with storage area over
- Beautifully designed and planted formal gardens
- Extensive terracing
- Lily pond and meadow area
- In about 1.5 acres; EPC: C

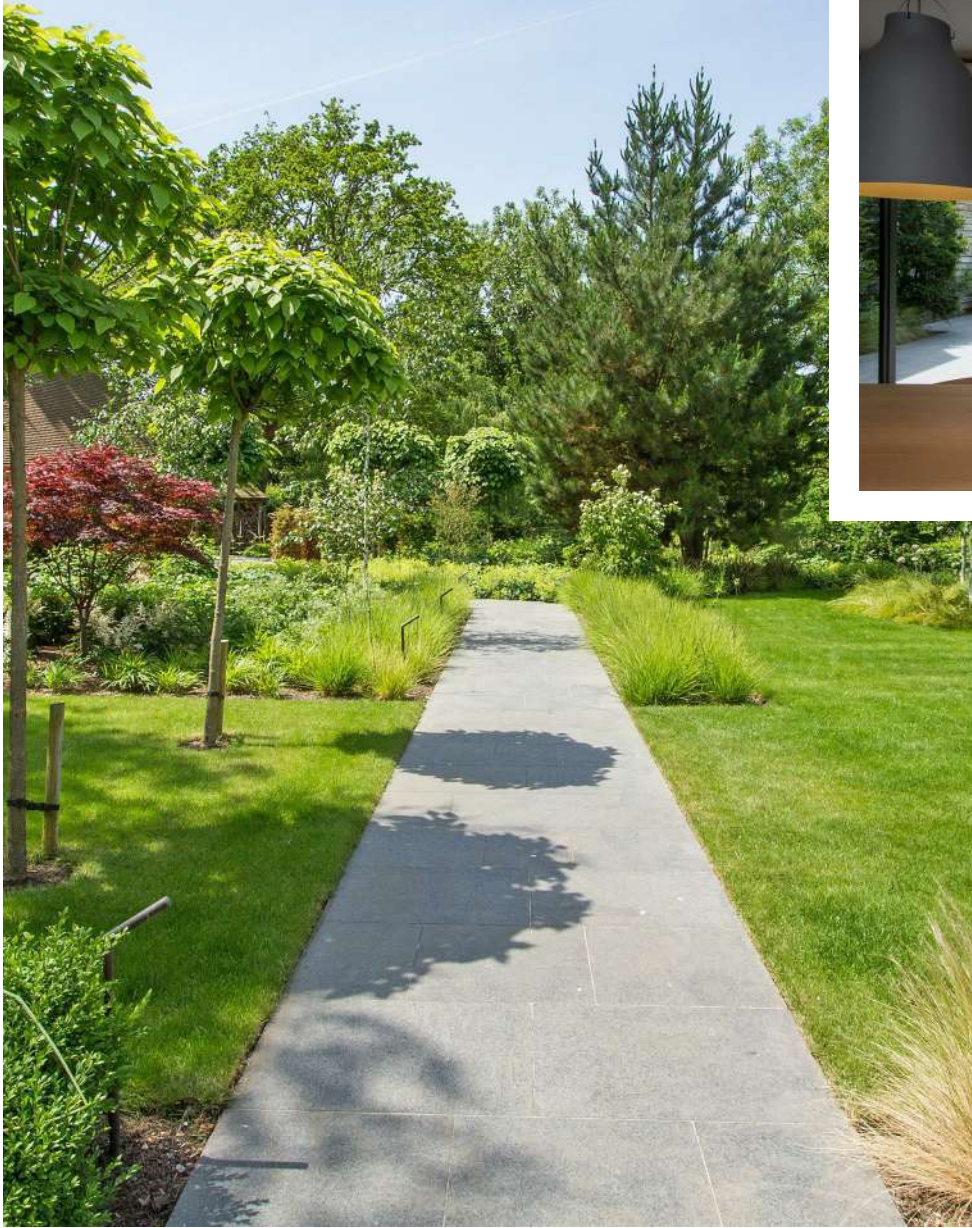


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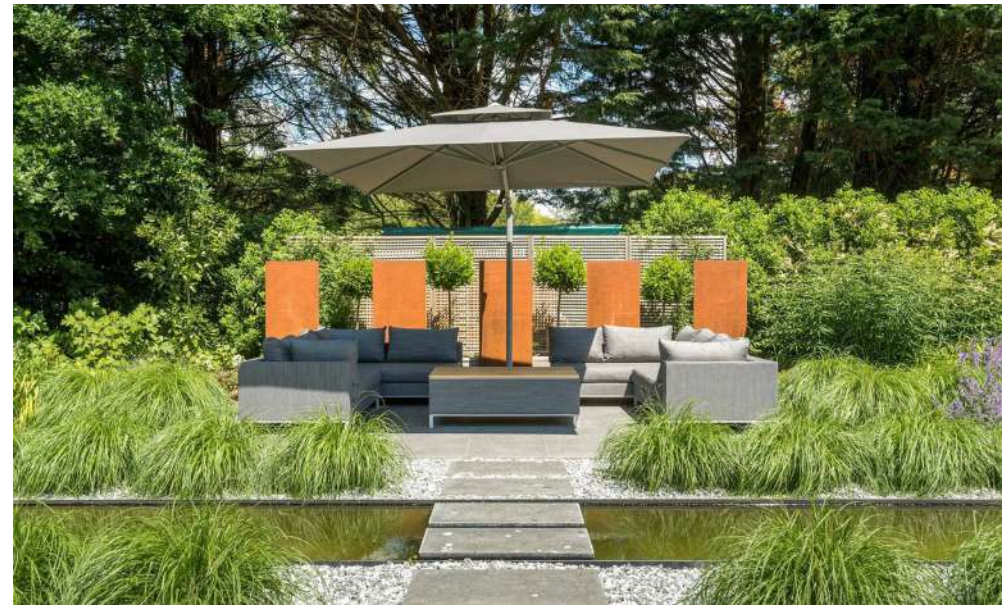
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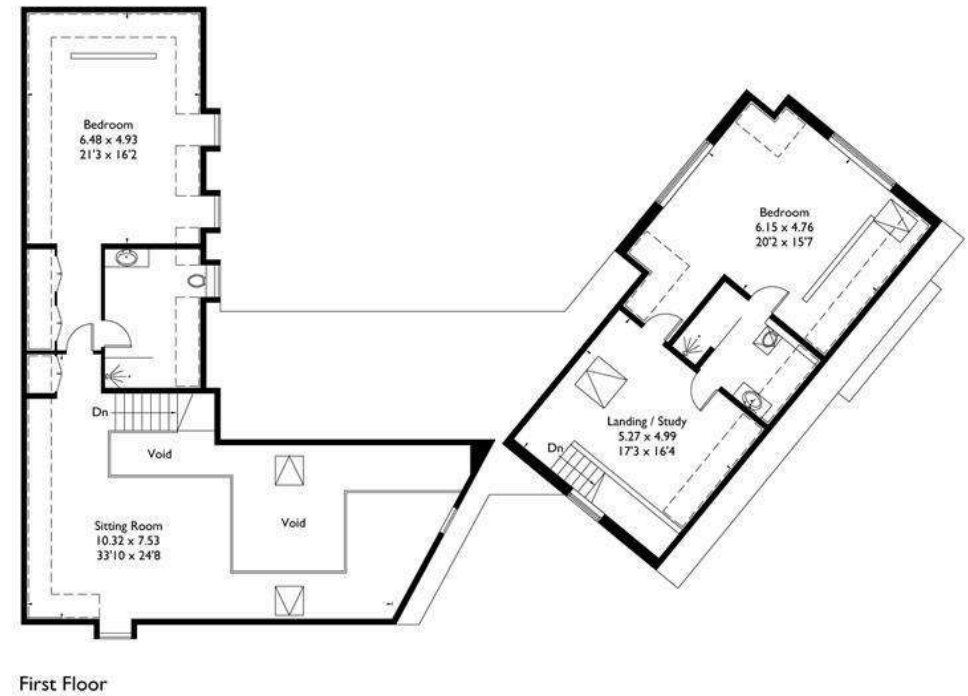
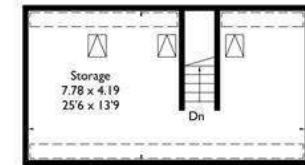
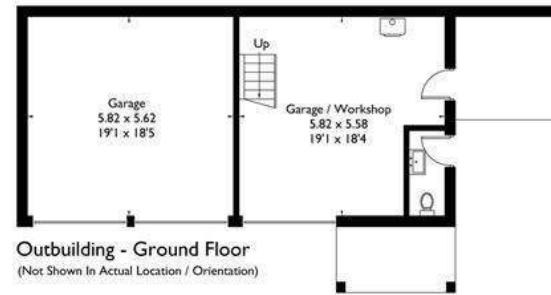
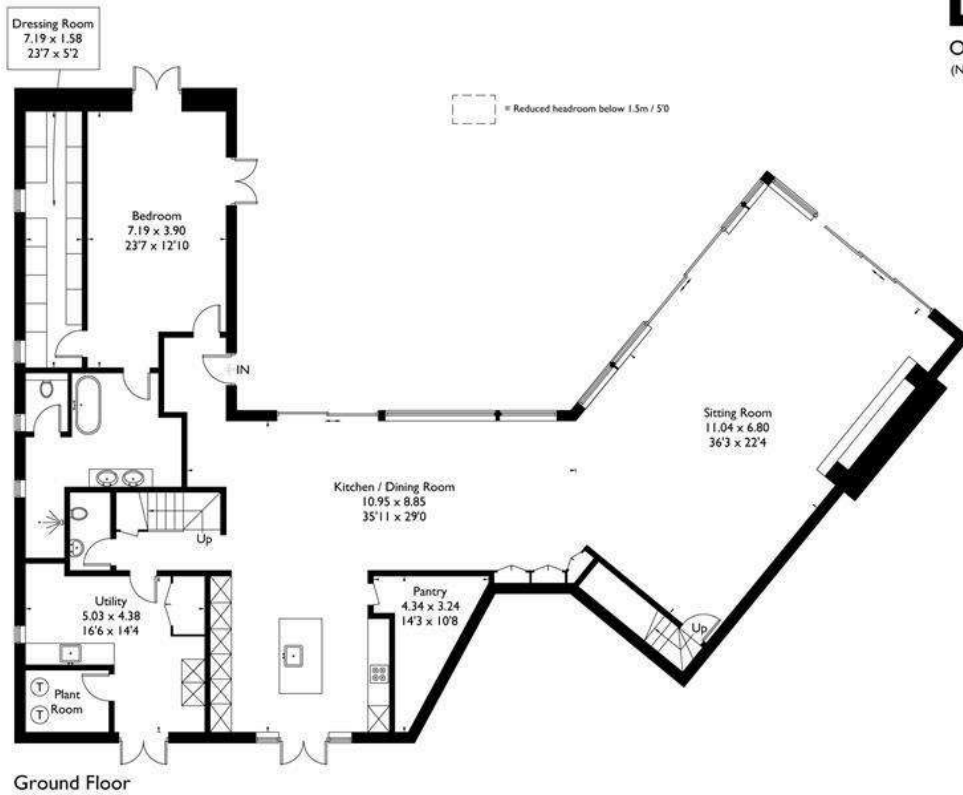
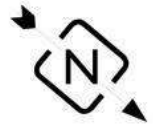
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Crunchy Cottage, Park Lane, Aldingbourne, Chichester, PO20 3TJ

Approximate Gross Internal Area (Excluding Void) = 416.4 sq m / 4482 sq ft
Outbuilding (Including Garage) = 98.8 sq m / 1063 sq ft
Total = 515.2 sq m / 5545 sq ft



FLOORPLANZ © 2018 0203 9056099 Ref: 212407

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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Covering London Surrey and Sussex

Total gross internal area: House 4,482 sq ft / 416.4 sq m (excluding void); Outbuilding 1,063 sq ft / 98.8 sq m (including garage). Total 5,545 sq ft / 515.2 sq m.

Services: Mains water and electricity. Air source heat pump heating. Private drainage.

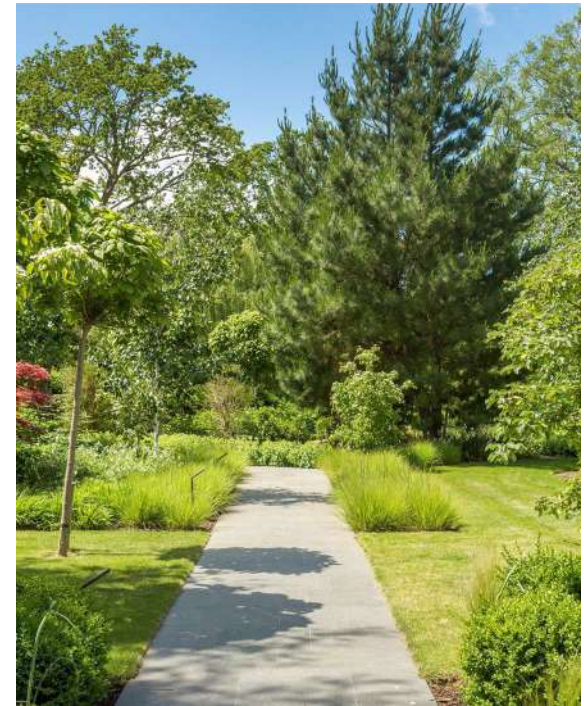
Electronically controlled lighting and window blinds throughout.

Local authority: Chichester District Council. Tel: 01243 785166.

Viewing: Strictly by appointment. Tel: 01243 717417.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
82-101) B		75	80
62-81) C			
42-61) D			
22-41) E			
2-21) F			
1-1) G			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC



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