



# Jerrard House

Jerrard Road, Tangmere, Chichester, West Sussex PO20 2FD

Michael  
Cornish

PROPERTY SALES & ACQUISITIONS



## “Modern Georgian Style”

### PROPERTY FEATURES

4 double bedrooms including  
Principal bedroom with en-suite Bathroom/WC and  
Dressing room with Walk in wardrobe  
Family Bathroom/WC  
Large landing and Study area  
Reception Hall and modern Lift, Cloak room/WC  
Sitting room double aspect  
Dining room double aspect  
Garden room triple aspect  
Kitchen/Breakfast room and Utility room

### OUTSIDE

Driveway parking area for at least 10 vehicles  
Detached double garage, Electric gated secure access  
Delightful private Gardens & Grounds  
South and West aspects  
Lapsed Planning Consent Permitted in 2007  
Chichester District Council Planning Ref: 07/01752/FUL  
for Detached 3 bedroom bungalow at end of rear garden

**In all, set in about 0.44acres**

## Jerrard House

Tangmere, Chichester, West Sussex

A handsome modern Georgian style detached house of elegant proportions with impressive accommodation of approx. 2,790 sqft including 4 double bedrooms, 2 bathrooms, dressing room and 3 receptions, located in the heart of a desirable village near Goodwood, set in beautiful south and west aspect gardens and grounds of about 0.44 acres



To the north of Tangmere - Halnaker Windmill and The South Downs



## THE PROPERTY

Jerrard House is a handsome substantial modern detached Georgian style house built about 30 years ago, of elegant proportions with impressive accommodation featuring attractive sash windows and a number of character features. Upon entering the house from the enclosed lobby a door opens into the spacious reception hall, which has a modern vertical lift to the first floor large landing. From the reception hall doors lead to a large double aspect sitting room with a fireplace and a separate impressive double aspect dining room and from the hall a door leads to a cloakroom/wc. A notable feature of the property is the superb and bright double aspect kitchen/breakfast room with an excellent comprehensive range of wall and base units, integrated appliances, a central island and a separate utility room. There is a delightful triple aspect garden room with lovely south and west aspect views. From the hall an impressive staircase leads upto the large galleried landing with doors leading to 4 double bedrooms, one of which has an ensuite bathroom/wc and very large dressing room with a walk in wardrobe. There is a family bathroom. Some of the bedrooms have a double aspect and a lovely leafy outlook over the delightful gardens and grounds.

**Set in beautifully landscaped gardens  
with an excellent degree of privacy  
In all about 0.44 acres**

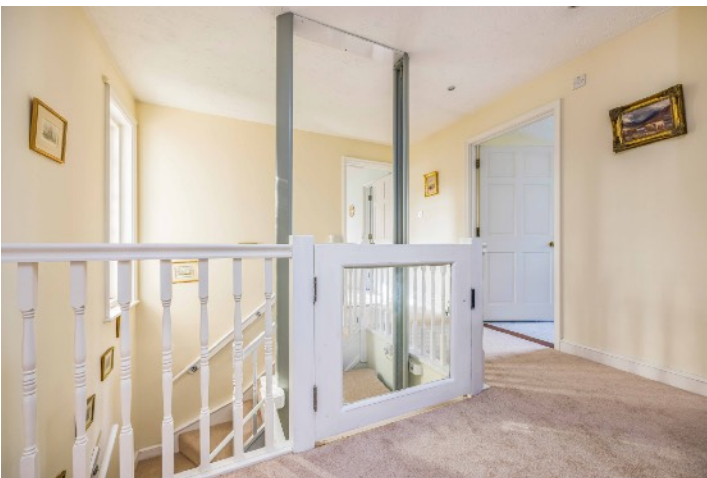












### TANGMERE

This desirable village of Saxon origins is steeped in history and in more recent times, during the last century it was formerly the home of the RAF Tangmere airfield founded in 1917, which played a pivotal role in the Second World War during the Battle of Britain and part of the former airfield is now home to the famous Tangmere Military Aviation Museum. The village has a lovely church, St Andrew's dating from the 12th Century and several listed houses in its conservation area. The village was recorded in the Domesday Book by which time, the church of St Andrew's had been built and in AD 1100 that timber building was replaced with a more substantial church of stone and timber. The Norman church incorporates pieces of Roman bricks and fragments of pre-Norman carved stone, the front is Saxon, and the timber roof is at least 13th century. There is a 13th-century piscina, and a 15th century stone reredos behind the high altar. The village takes its name from an ancient pool, or mere, which was filled in and now forms the village green.

There are a number of community organisations in the village, including the WI, a cricket club, history group and Scouts. The village is served by Tangmere Primary School and has a number of nearby secondary schools including: Ormiston Six Villages Academy, Westergate and Chichester High School. Further village amenities include: Tangmere Medical Centre and two convenience stores. The nearby village of Oving, has a popular public house/restaurant The Gribble Inn a 16th century thatch-roofed country pub, which has its own on site brewery tap with an excellent selection of beers and choice of food. Chichester is easily accessible by car and bus, about 2.5 miles to the west and to the north about 1.5 miles there is The Goodwood Health Club and one of Britains finest Golf Clubs at Goodwood.



## CHICHESTER

Chichester city was founded by the Romans during the first century AD and the surrounding areas are steeped in history, with a number of archaeological remains from the Roman Conquest including the tall defence walls, which provide a walk through the city. Much of the city shopping centre is accessed through level pedestrianised areas leading to the well preserved and beautiful ancient Chichester Cathedral founded during 1075. The elaborate octagonal Market Cross stands today at the centre of Chichester and is understood to date from 1501. Many of the buildings in the city date from the Georgian and Victorian eras. The City has a number of 'beautifully kept parks and 'The Ship Canal' from the city Basin is navigable for about 2 miles by canoe and rowing boats to Donnington, beyond which there are a further 2 miles of walks along the canal leading to Birdham and Chichester Marinas. In the city there is a Nuffield Hospital (private patients) and NHS St Richard's Hospital. Excellent amenities include: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club and Chichester rugby football club. Further attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. There are a number of schools locally and accessible from Chichester including: Bishop Luffa, The Prebendal school, Oakwood, Great Ballard, Dorset House school, Slindon College, Seaford College, Westbourne House, University of Chichester and Portsmouth Grammar school.



## GARDENS & GROUNDS

Jerrard House is set on a large corner plot in a cul-de-sac in the heart of the village. There is an electric wrought iron gated entrance leading to a large driveway with gravelled parking area providing space for at least ten vehicles and there is a double garage with internal staircase to the loft storage area. The delightful formal garden is mainly laid to a neatly kept level lawn with various "sun trap" areas facing south and to the west. The beautiful gardens and grounds are well stocked with shrub borders and a good variety of well established hedges and trees, providing a high degree of privacy.

**In all, set in gardens and grounds of approx. 0.44 acres.**



**COASTAL & COUNTRY PURSUITS** Chichester is renowned for its sailing amenities, country pursuits and attractions including: Goodwood Festival of Speed and Goodwood Revival motoring events, Goodwood Aerodrome, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. Golf clubs at Goodwood and Hunston. Much of the countryside is an Area of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways. There are award winning sandy beaches at the Witterings. Chichester has about 17 miles of harbour channels leading out to The Solent, and thousands of moorings and 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour Marina, and 14 sailing clubs locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Castle and Wetland Centre Wildfowl nature reserve, Fishbourne Roman Palace, Stansted Park, Petworth House and Goodwood House.





# Jerrard House, Jerrard Road, Tangmere

Approximate Gross Internal Area = 259.2 sq m / 2790 sq ft

Outbuilding = 55 sq m / 592 sq ft

Total = 314.2 sq m / 3382 sq ft



= Reduced headroom below 1.5m / 5'0"

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



Goodwood Racecourse



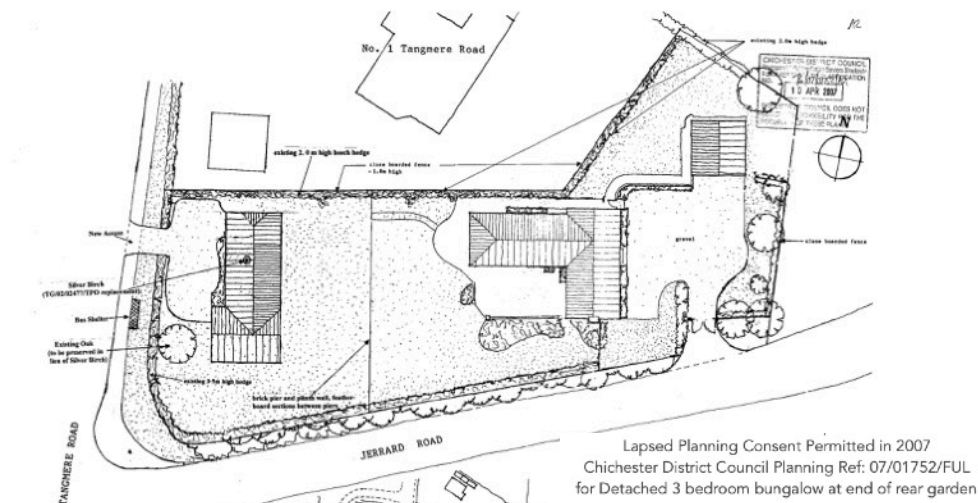
Goodwood Revival



Chichester Marina



West Wittering Beach



## DIRECTIONS

Travelling east from Chichester City proceed along the A27 signposted towards Fontwell and Arundel. Continue for about 2.5 miles and at the Boxgrove roundabout, take the 3rd exit onto Meadow Way continue to the T-junction at the Tangmere Road and turn right, after a short distance turn right into Jerrard Road and after about 50 yards the driveway with electric wrought iron gates leading into Jerrard House will be found on the left hand side.

**SERVICES:** Mains electricity, gas, water and drainage.

**Local Authority:** Chichester District Council T: 01243 758166

**Council Tax Band:** G Year 2023/24: £3,576.88

**EPC Rating:** D

## COMMUNICATION TRAVEL LINKS

Tangmere is situated about 3 miles east of Chichester and about 1.5 miles south of Goodwood. Barnham mainline rail station 2.5 miles to the east of the village, links to London/Victoria (82mins) and to Portsmouth Harbour (39mins). Chichester mainline rail station links to London/Waterloo via Havant (95mins). The A3 (M) motorway is about 19 miles to the West, connecting to the M25 Junction 10 and to central London/Westminster (65miles) and airports at Heathrow (60miles) or alternatively Gatwick via A27/A24 (42miles). Southampton International airport (39miles) and Portsmouth (20miles), both cities have ferry services to the Isle of Wight and Channel Isles and Europe. Distances are approximate and times may change.

Brochure: November 2023

## Viewing by Appointment

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