



Copse View

Copse View

32 Brandy Hole Lane, Chichester, West Sussex PO19 5RY

Michael
Cornish
PROPERTY SALES & ACQUISITIONS





Copse View

32 Brandy Hole Lane, Chichester, West Sussex

A superbly presented charming detached house of character, with spacious and versatile accommodation and 4/5 bedrooms, set in delightful gardens and grounds, in all about 0.35 acres, backing onto farmland, well located opposite light woodland and about a mile from the city.



Wonderful countryside nearby

THE PROPERTY

4/5 Double Bedrooms
2 Bathrooms (1 en-suite)
Reception hall
3 Receptions
Kitchen/Breakfast Room
Cloakroom/WC/Shower room

OUTSIDE

Large Garage, Timber Shed/Store
Circular driveway with parking area for numerous vehicles
Beautifully landscaped private gardens and grounds

Set in about 0.35 acres

THE PROPERTY

Copse View is an exceptional detached house of immense charm, providing spacious versatile accommodation and all rooms have plenty of natural light and lovely views over the beautifully kept gardens and grounds. Upon entering the house there is an L-shaped reception hall with cupboards and a staircase rising to the first floor landing. The ground floor accommodation comprises: a large double aspect kitchen/breakfast room open plan to the dining room area with a bay window. There is a utility/cloakroom/wc/shower room. The large study at the front of the house has plenty of natural light from the double bay windows overlooking the private front garden. From the hall a door leads to the ground floor 5th bedroom and a door leads for the hallway into the large and impressive double aspect sitting room with a fireplace and alcoves either side and patio doors opening out the terrace and wonderful view of the secluded rear garden.

From the reception hall there is a staircase rising to landing area with doors leading to 4 double bedrooms and a large family bathroom comparing: bath, wc, wash hand basin and shower. Another impressive feature of the house is the large principal bedroom with plenty of wardrobe space and superb en-suite bathroom comparing: shower cubicle, wash hand basin and wc. The house is beautifully presentient throughout and has a lovely comfortable atmosphere, set well within its own well stocked and manicured gardens and grounds.













CHICHESTER

Copse View is situated in a highly desirable leafy residential area on the rural fringes of Chichester just over a mile north of the city. Chichester was founded by the Romans during the first century AD and the surrounding areas are steeped in history, with a number of fascinating archaeological remains from the Roman Conquest such as the existing remains of the tall defence walls, which now provide a walk through the City. Much of the shopping centre is accessed through level pedestrianised areas leading to the well preserved and beautiful Chichester Cathedral founded in 1075. The elaborate octagonal Market Cross stands at the centre of Chichester and is believed to have been built in 1501 and subsequently restored at the expense of Charles Lennox, 2nd Duke of Richmond in 1746. Much of the City centre was built during the Georgian and Victorian periods and one of the most imposing buildings in the City today is the Georgian (former) Corn Exchange built in 1833. The City has beautifully kept parks and 'The Ship Canal' from the City Basin is navigable for about 2 miles by canoe and rowing boats to Donnington and there are a further 2 miles of walks beside the canal leading to Chichester and Birdham Marinas. About a mile from the City centre there is the Nuffield Hospital (private patients) and NHS St Richard's Hospital. There are a wide variety of amenities including: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club, rugby football club. Other 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: University of Chichester and Portsmouth Grammar school, Bishop Luffa, The Prebendal school, Oakwood, Great Ballard, Dorset House school, Slindon College, Seaford College, Westbourne House.

COMMUNICATION & TRAVEL LINKS

Chichester has a mainline rail station with links to: London Waterloo via Havant (95mins) and London Victoria (105mins) via Chichester. The A3 (M) motorway is about (11 miles) connecting to the M25 Junction10 and central London about (75miles) and Airports at Heathrow (59miles) or alternatively Gatwick via A27/A24 (55miles) and Southampton (40 miles) and Portsmouth (10miles), both with ferry services to the Isle of Wight, The Channel Isles and Europe. All distances and times are approximate and travel times may vary.



GARDENS & GROUNDS

Copse View is approached from a leafy country lane, leading to five bar timber gate opening into a long driveway with a circular turning area featuring a variety of shrubs and flowers, dressed with granite sets and shrub borders. There is plenty of parking space for numerous vehicles and there is a detached timber garage.

The rear garden is a beautifully landscaped and planted with a neat expanse of lawn, which affords an excellent degree of privacy and the borders are mostly flanked with manicured hedges, flower beds and a wide variety of shrubs and small mature trees.

In all, set in about 0.35 acres

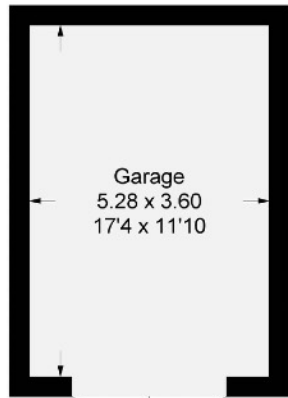
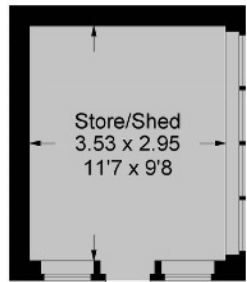






Copse View, 32 Brandy Hole Lane, Chichester PO19 5RY

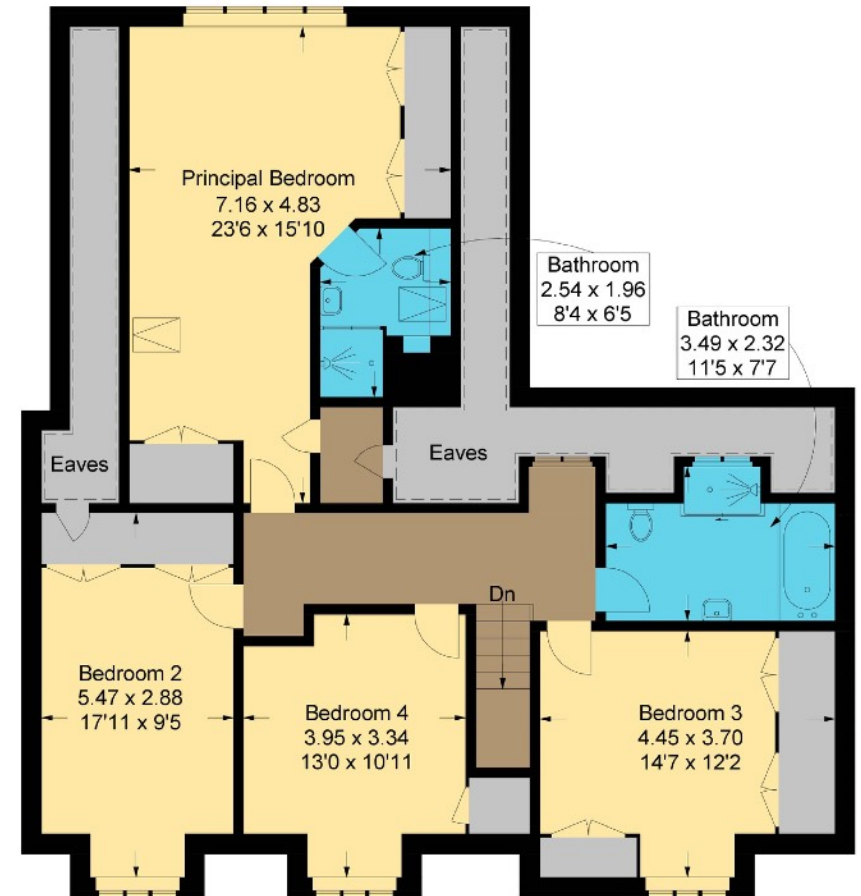
Approximate Gross Internal Area = 241.8 sq m / 2603 sq ft
 Outbuildings = 29.9 sq m / 322 sq ft
 Total = 271.7 sq m / 2925 sq ft



Outbuildings



Ground Floor



First Floor

= 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



COASTAL & COUNTRY PURSUITS

Chichester is renowned for its excellent sailing amenities, country pursuits and many attractions in the area including: the Goodwood Festival of Speed and Goodwood Revival motoring events, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. There are golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside is an Area of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways. There are pebble/sandy beaches at East Wittering and Bracklesham Bay and at West Wittering, miles of sandy beach which has been awarded the 'Blue Flag' international status for excellence. The RSPB nature reserve is situated at Pagham Harbour. Chichester has about 17 miles of harbour channels leading out to The Solent, with several thousand moorings, over 10,000 registered vessels and thousands of berths with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), Thornham Marina, Sparkes Marina and Northney Marina at Hayling Island and there are 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 House & Grounds, Petworth House and Goodwood House.

SERVICES: Mains electricity, water, gas and private drainage.
Note: Any buyers surveyor should inspect and verify all services.
COUNCIL TAX Band: G Year 2024/25: £3,708.50
EPC Rating: D
LOCAL AUTHORITY: Chichester District Council T: 01243 785166

Brochure: 2024 Reproduction only allowed with Authors consent

Viewing by Appointment

Michael Cornish - Chichester
M: 07917 428464
W: 01243 790656
property@michaelcornish.co.uk
www.michaelcornish.co.uk

DISCLAIMER NOTICE: MICHAEL CORNISH LIMITED and any member of the company and for the vendor/landlord of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of MICHAEL CORNISH LIMITED or the vendor/landlord, (iii) the statements contained within these particulars should not be relied upon as a statement of fact or representation (iv) any interested purchaser/tenant must satisfy themselves by inspection, professional survey or otherwise as to the correctness of each of the statements or plans and elevations illustrated that could be subject to local authority planning permission, contained within these particulars, (v) the vendor/landlord does not make or give either MICHAEL CORNISH LIMITED or any person in their employment any authority or give representation or warranty whatsoever in relation to this property. (vi) The appliances, equipment, fittings or services have not been tested and cannot be verified as to whether they are in working order. (vii) Photographs, maps, all plans and dimensions are approximate in these particulars and shown for illustration purposes and as a guide only and should be checked for accuracy by the buyer or the buyers surveyor or representatives. (viii) These particulars do not refer to any restrictive covenants or rights of way, wayleaves or easements on the land of the property and the buyer or their professional representatives should check the title register before purchasing the property. (ix) These particulars do not refer to or give warranty to the structural condition of the property and the buyer should take advice from their own structural surveyor before purchasing this property. Registered Office: Wellesley House, 204 London Road, Waterlooville, Hants PO7 7AN Registered in England & Wales: MICHAEL CORNISH LIMITED Company No. 11293959





Copse View