



Merryfields

Merryfields

25 Chalk Lane, Sidlesham, Chichester, West Sussex PO20 7LW

Michael
Cornish

PROPERTY SALES & ACQUISITIONS



THE PROPERTY

4 Double bedrooms (one ground floor)
4 Bathrooms (2 en-suite)
2 en-suite Dressing rooms
Landing
Reception hall
Stunning Kitchen/Breakfast room, Utility room
Sitting room open plan to
Dining room open plan to
Large Family room

OUTSIDE

Large driveway with ample parking area
for a number of vehicles, dinghies and small boat
Gazebo and Hot Tub, Storage Barn, Workshop
Covered heated Swimming Pool
Large Summer house
Beautifully designed secluded rear garden
with south and west aspects

In all set in 0.65 acres

Walking distance to Sidlesham Quay and Pagham Harbour

Merryfields

25 Chalk Lane, Sidlesham, Chichester, West Sussex

A superbly presented and spacious character house with 4 bedrooms, 4 bathrooms, various outbuildings and a covered swimming pool, set in delightful private gardens and grounds of about 0.65 acres, in a peaceful rural area in a desirable village, located between Sidlesham Quay and Chichester Marina.

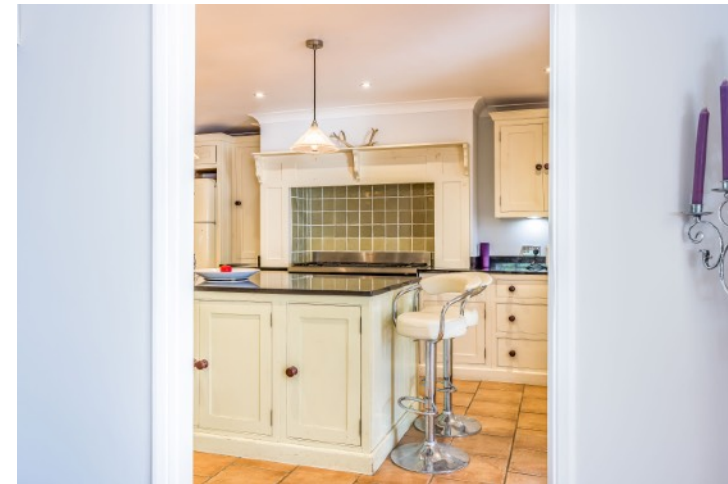


THE PROPERTY

Merryfields is a stunning superbly appointed house of character with spacious versatile accommodation and a bright and airy atmosphere throughout. Upon entering the house there is a welcoming reception hall with doors leading to a shower room/wc and 4th bedroom/study and doorway leading to the charming sitting room with beamed inglenook fireplace and large wood burning stove, open plan to the dining room area and to the spectacular family room with atrium lantern skylight and bi-fold doors opening out to the extensive "sun trap" patio with amazing view over the large enclosed private garden. There is a utility room. The stunning kitchen/breakfast room features a central island with polished granite worktop and sink and there is a comprehensive range of wall and base units with polished granite worktops and integrated appliances.

A staircase leads up to the landing with doors leading to the principal bedroom with a "Juliet balcony" and lovely views over the rear garden and there is a dressing room with built in wardrobes and ensuite bathroom. The second bedroom also has a delightful "Juliet balcony" with lovely views over the rear garden and a dressing room with built in wardrobe and ensuite bathroom. There is a third bedroom and superb family bathroom.

**Wonderful country walks nearby lead to
Sidlesham Quay and Pagham Harbour**





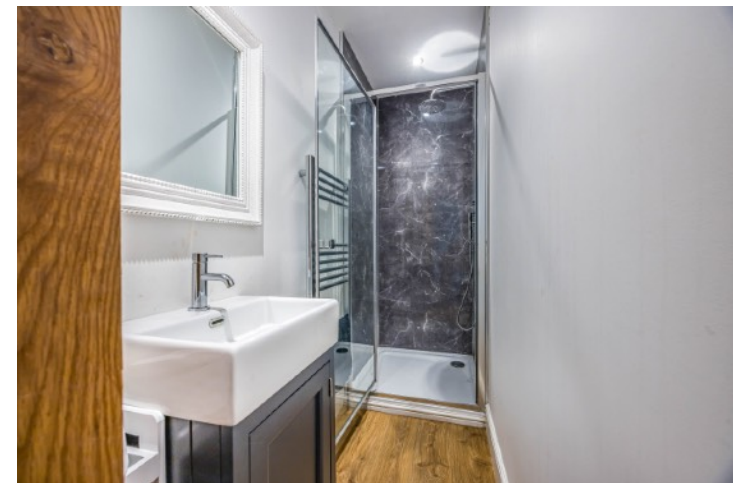












SIDLESHAM VILLAGE

Sidlesham is a highly regarded small village about 4 miles south of Chichester and has a small well regarded and popular primary school and the 13th-century church of St Mary Our Lady. Sidlesham Common is surrounded by several thousands of acres of farmland and there are stunning views towards The South Downs and lovely walks at nearby Pagham Nature Reserve and The Crab & Lobster Inn at Sidlesham Quay. There is a local public house/restaurant and a local fuel garage with everyday shopping amenities. Chichester Golf club at Hunston is about a mile. The village is within easy reach of Donnington and Birdham where there are a selection of pub/restaurants, Crouchers Hotel Restaurant and two marinas at Birdham and Chichester.





GARDENS & GROUNDS

Merryfields is set well back on its plot and approached through timber gates leading to a large gravelled driveway with plenty of parking space for several vehicles, dinghies and small boats. The rear garden features an extensive "sun trap" paved patio, a variety of mature trees, gazebo with hot tub, timber storage/barn, separate workshop and impressive large summer house. There is a large outdoor covered swimming pool. The beautifully designed well established gardens afford a high degree of privacy and the borders are mainly flanked with hedges and a variety of shrubs and trees, with neat level lawns that follow the sun from sunrise to sunset.

Beautifully landscaped and exceptionally private gardens and grounds

In all about 0.65 acres







CHICHESTER

Sidlesham village is about 5 miles south of the city of Chichester, which has a fascinating history with remains from the Roman Conquest, including the defence walls providing a walk round the city. Much of the city centre is accessed through level pedestrianised areas leading to the ancient Chichester Cathedral founded during 1075. There is a Nuffield Hospital (private patients) and NHS St Richard's Hospital. Further amenities include: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, Chichester Racquets tennis/squash club and Chichester rugby 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: Chichester University, The Portsmouth Grammar, Bishop Luffa, The Prebendal school, Oakwood, Slindon College, Great Ballard, Dorset House, Seaford College and Westbourne House.

COASTAL & COUNTRY PURSUITS

Chichester is renowned for its sailing amenities, country pursuits and the Goodwood Festival of Speed and Goodwood Revival, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. Golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside is an Area of Outstanding Natural Beauty. The South Downs National Park provides miles of footpaths and bridleways. There amazing sandy beaches at the Witterings. Chichester has about 17 miles of harbour channels and marinas at; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina) and in all 14 sailing clubs. Further attractions: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College & Gardens, Arundel Castle, Fishbourne Roman Palace, Stansted Park, Petworth House, and Goodwood House.





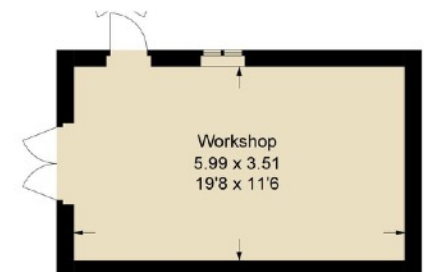
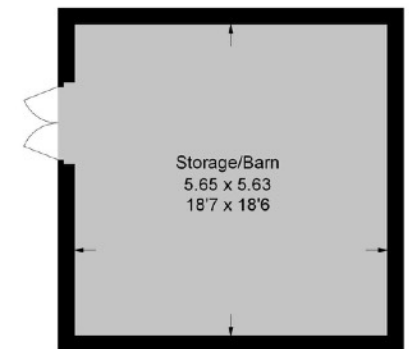
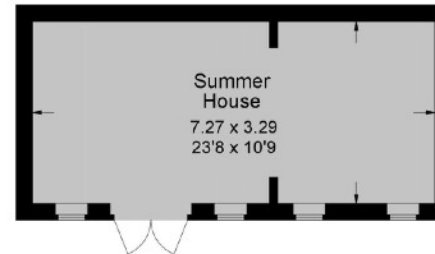
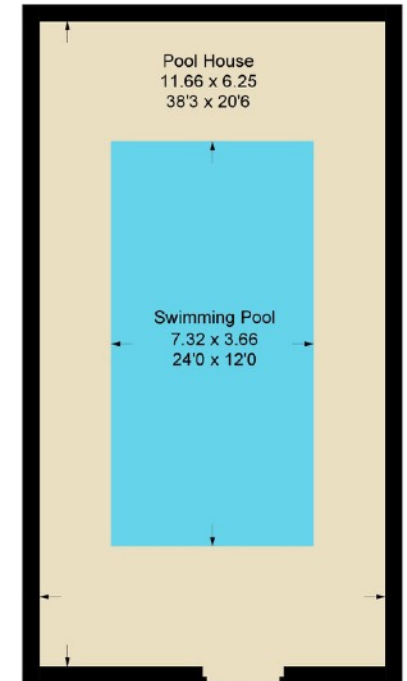
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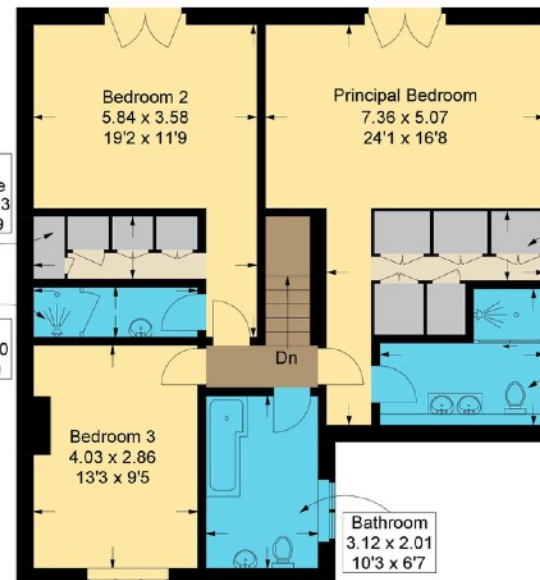
Approximate Gross Internal Area = 200.9 sq m / 2162 sq ft
 Outbuildings = 150.9 sq m / 1625 sq ft
 Total = 315.8 sq m / 3787 sq ft



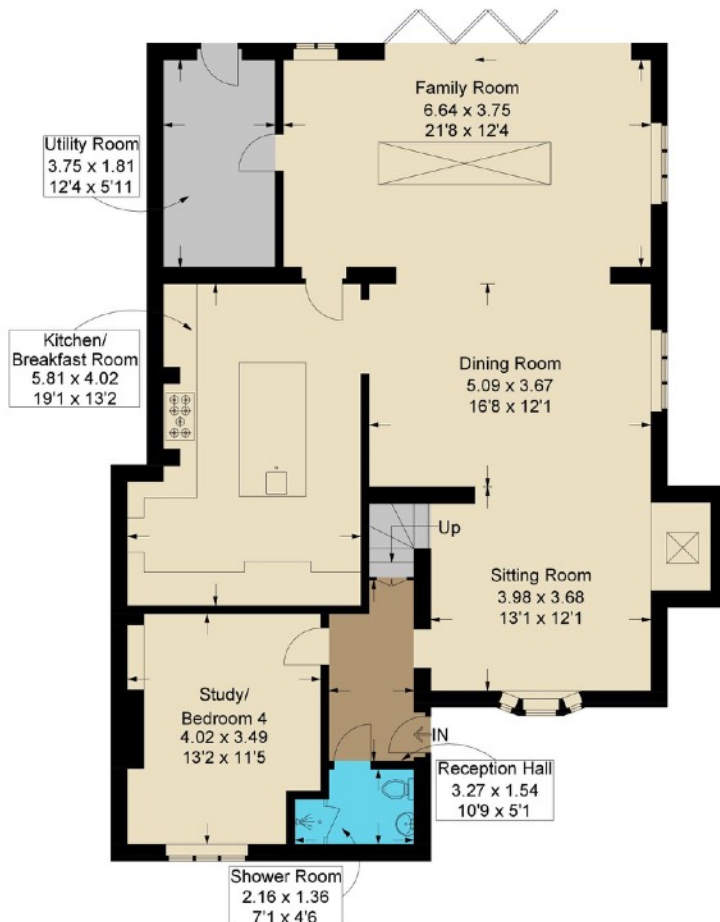
Outbuildings



Outbuildings



First Floor



Ground Floor

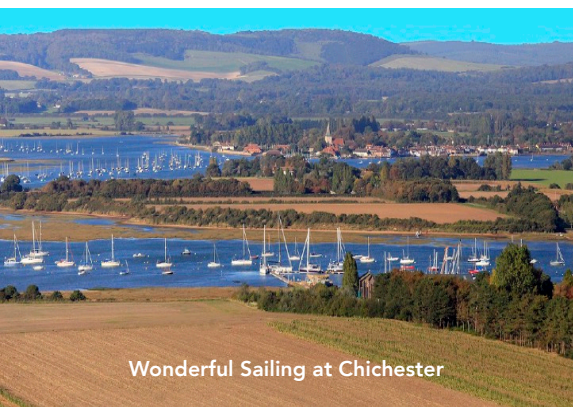
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Goodwood Racecourse



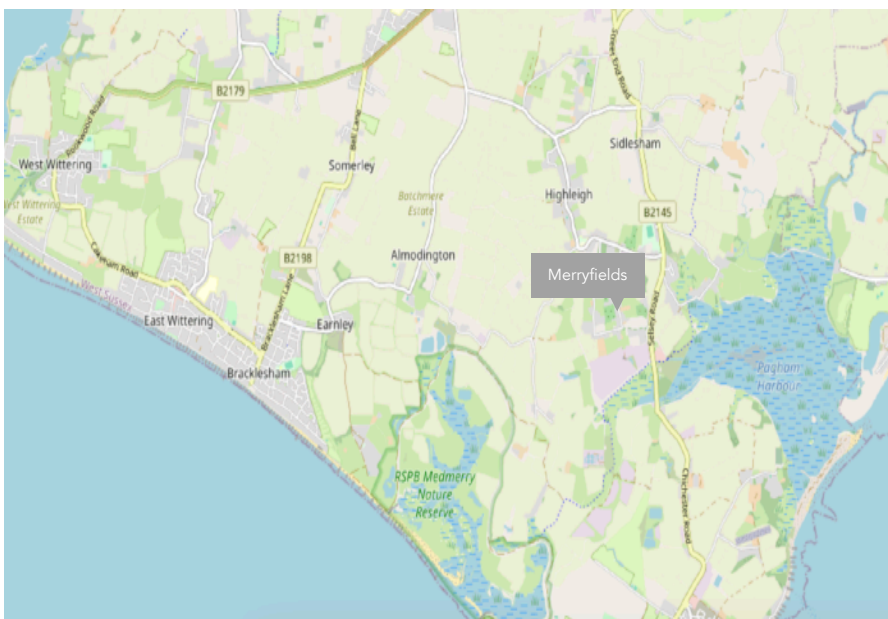
Goodwood Revival



Wonderful Sailing at Chichester



Chichester Marina



COMMUNICATION TRAVEL LINKS

Chichester mainline rail station fast links to London/Waterloo via Havant (95mins) and London/Victoria (96mins). The A3 (M) motorway is about 18 miles to the West, connecting to the M25 Junction 10 and to central London/Westminster (76miles) and airports at Heathrow (72miles) or alternatively Gatwick via A27/A24 (48miles). Southampton International airport (38miles), Portsmouth (20miles), both cities have ferry services to the Isle of Wight, The Channel Isles and Europe. Distances are approximate and times may change.

SERVICES: Mains electricity, water, mains drainage and oil central heating, LPGas to the cooker.

Council Tax Band: D Year 2024/25 £2,234.05 **EPC Rating:** D

NOTE: CHALK LANE AND COW LANE MANAGEMENT LIMITED Company number 02795247 Annual fee contribution paid by the owners in the past was £100 tbc.

LOCAL AUTHORITY: Chichester Council 01243 785166



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Viewing by Appointment

Michael Cornish - Chichester
M: 07917 428464

W: 01243 790656

property@michaelcornish.co.uk

www.michaelcornish.co.uk

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Sidlesham Quay and Pagham Harbour

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