



Fletchers Barn

Fletchers Lane, Sidlesham Common, Chichester, West Sussex PO20 7QG

**Michael
Cornish**
PROPERTY SALES & ACQUISITIONS



PROPERTY

Stunning Detached Barn

2 Double Bedrooms
Sitting Area (potential Bedroom 3)
Long Galleried landing and Study area
2 bathrooms (two en-suite)
Kitchen/Dining Room/Family Room
Utility Room/Shower Room/WC

OUTSIDE

Detached Annexe - Fletchers Stables

Bedroom (en-suite Shower Room & WC)
Kitchen/Dining/Living Room
Separate entrances to Barn & Stables
parking spaces for at least 6 vehicles
Large Garage, Large Shed, Summer House,
Stylish Pergola with light and power
Gardens & Grounds beautifully landscaped
with a sunny South & West aspects

In all set about 0.37 acres



Wonderful countryside nearby

Fletchers Barn

Sidlesham Common, Chichester, West Sussex

A spectacular detached barn conversion of immense charm and character with 2 bedrooms, 3 bathrooms, 2 receptions, and superb a detached annexe with a bedroom, bathroom, kitchen/sitting room with own entrance, set in stunning landscaped gardens in all about 0.37 acres, located in a semi rural area of a most desirable village, situated between Sidlesham Quay and Chichester Marina



Wonderful sandy beach and sailing at West Wittering

THE PROPERTY

Fletcher's Barn is a spacious detached barn conversion of immense charm and character, situated on a large plot the property offers versatile accommodation and includes a detached annexe. Upon entering the barn there is an entrance hall open plan to the kitchen/living/dining room. The kitchen area has a full range of wall and base units with work tops and built-in appliances. Open plan to the double aspect dining/living room and there is an impressive staircase leading up to a galleried landing with study area and stunning beamed vaulted ceiling leading to the sitting room (potential bedroom 3), the landing leads to the principal bedroom with en-suite bathroom/wc. From the entrance hall doors lead into a utility room and cloakroom/wc and from the hall a door leads into bedroom 2 with an en-suite bathroom/wc. Located in the grounds there is a superb detached annexe Fletcher's Stables, comprising; kitchen open plan living/dining room and bedroom with en-suite shower room and en-suite wc. From the barn there are patio doors and windows overlooking the beautifully landscaped private gardens and grounds, which create a wonderful atmosphere of peace and tranquility, often are bathed in sun during the summer with south and west aspects.

Lovely countryside walks nearby









SIDLESHAM COMMON & VILLAGE

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.

The coastal villages of East Wittering and West Wittering village are about 5 miles to the south East Wittering has a modern Medical Centre and a Dental Surgery both located within the excellent shopping centre, which has a wide variety of independent shops, a good choice of cafes and restaurants and larger stores including the Co-op and Tesco supermarkets. There is a popular pub/restaurant namely, The Shore Inn. Also located about two miles north of West Wittering village the nearby Itchenor village has an established Sailing Club and two pub/restaurants nearby at The Lamb and The Inn Ship Inn near the harbour. Much of the surrounding countryside is a designated Area of Outstanding Natural Beauty.









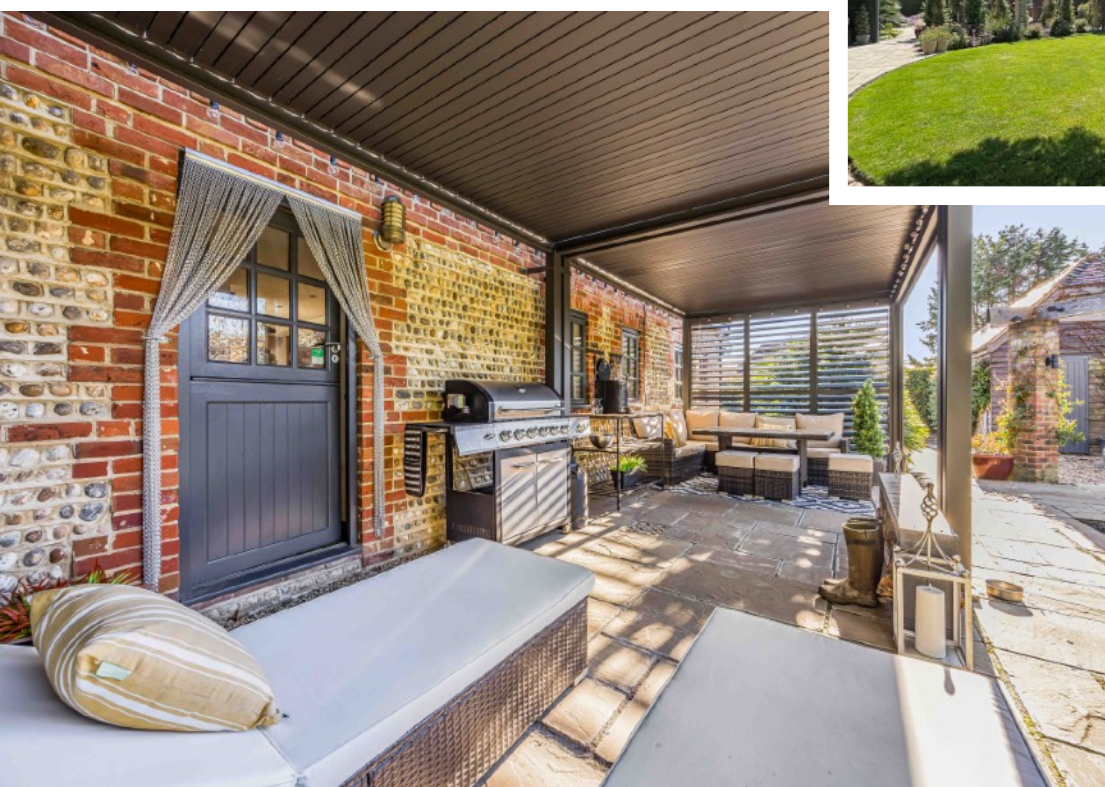




CHICHESTER

Sidlesham Common is about 4 miles south of the historic city of Chichester, founded by the Romans during the first century AD with a fascinating history and a number of archaeological remains from the Roman Conquest including the tall defence walls, which provide a walk round 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. 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. Further amenities include: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, Chichester Racquets tennis/squash club and Chichester 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: Chichester University, The Portsmouth Grammar, Bishop Luffa, Chichester University, The Prebendal school, Oakwood, Slindon College, Great Ballard, Dorset House, Seaford College and Westbourne House.





GARDENS & GROUNDS

Fletchers Barn is approached from a lovely country road, which leads into Fletchers Lane a private road and the entrance is through 5 bar timber gates leading into a gravel driveway providing space for a number of vehicles in front of a detached garage and shed. The property is well situated with beautifully landscaped gardens with a delightful extensive 'sun trap' paved slab patio area and "state of the art" stylish modern Pergola with light and power, enhancing outdoor entertaining lifestyle. The garden is mainly laid to lawn and there are various mature trees, shrubs, box hedges and timber fenced borders providing a leafy outlook and high degree of privacy. The Annexe, Fletchers Stables has its own garden and entrance with parking space for at least three vehicles. The Barn has parking space for at least 4 vehicles.

In all set about 0.37 acres

NOTE: Fletchers Lane is a Private Road owned by a management company formed by the owners of the properties in the road. For the period 2024 annual fee contribution paid by the owner was £300.



COASTAL & COUNTRY PURSUITS

Chichester is renowned for its sailing amenities and attractions including: the Goodwood Festival of Speed and Goodwood Revival motoring events, 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 and The South Downs National Park provides miles of footpaths and bridleways. There are miles of sandy beaches at the Witterings, which has been awarded the 'Blue Flag' international status for excellence. A few miles to the south east is Bracklesham Bay a designated area of Special Scientific Interest for wild life and with a lovely beach it's ideal for bathing in the sea, as many people do who belong to the Bracklesham Bay Bluetits, who regularly meet for a healthy dip in the sea. The RSPB nature reserve is situated at Pagham Harbour. Chichester has about 17 miles of harbour channels leading out to The Solent, and thousands of moorings and registered vessels and about 2,000 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 14 sailing clubs. 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.



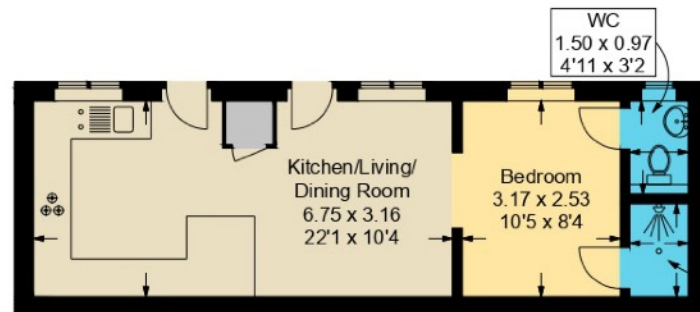
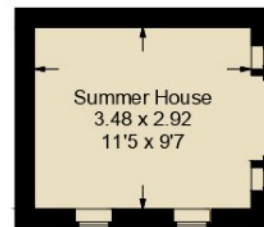
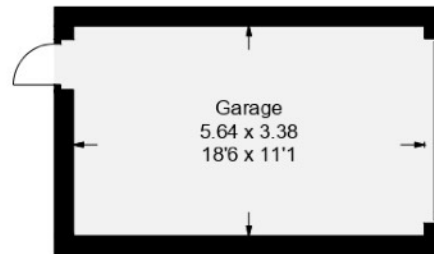
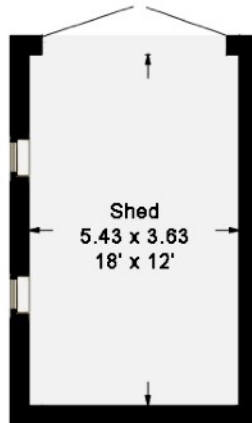


Fletchers Barn, Fletchers Lane, Sidlesham Common

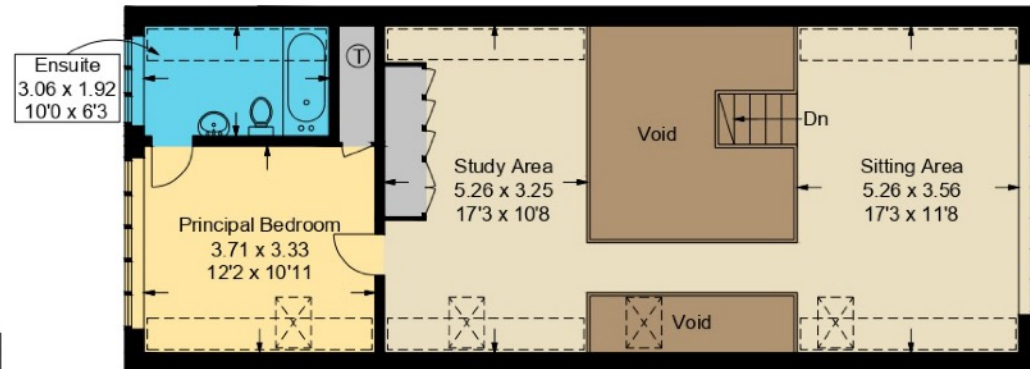
Approximate Gross Internal Area = 158.9 sq m / 1710 sq ft

Outbuildings = 82 sq m / 895 sq ft

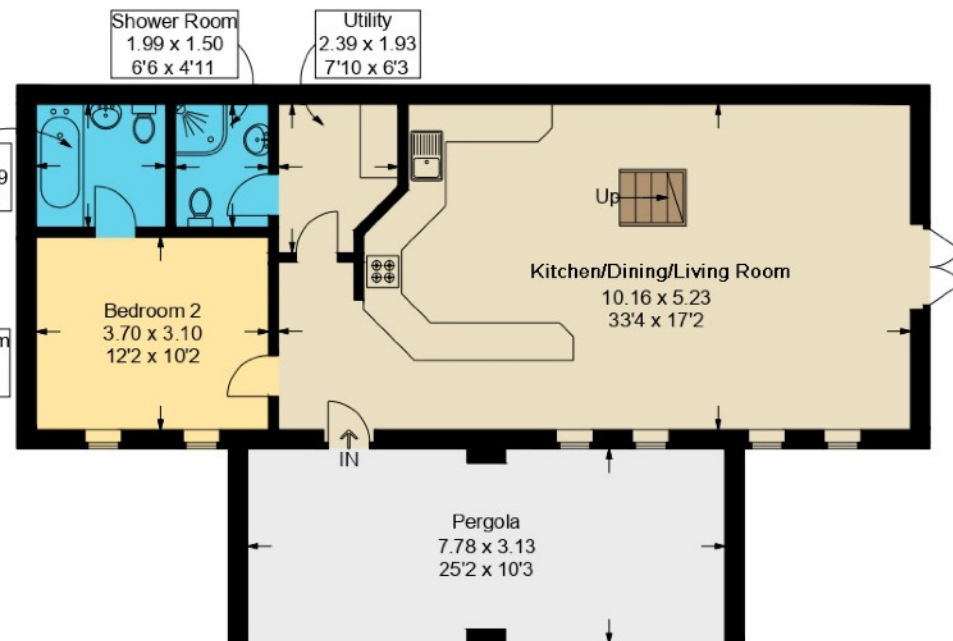
Total = 236.0 sq m / 2605 sq ft



Outbuildings



First Floor



Ground 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



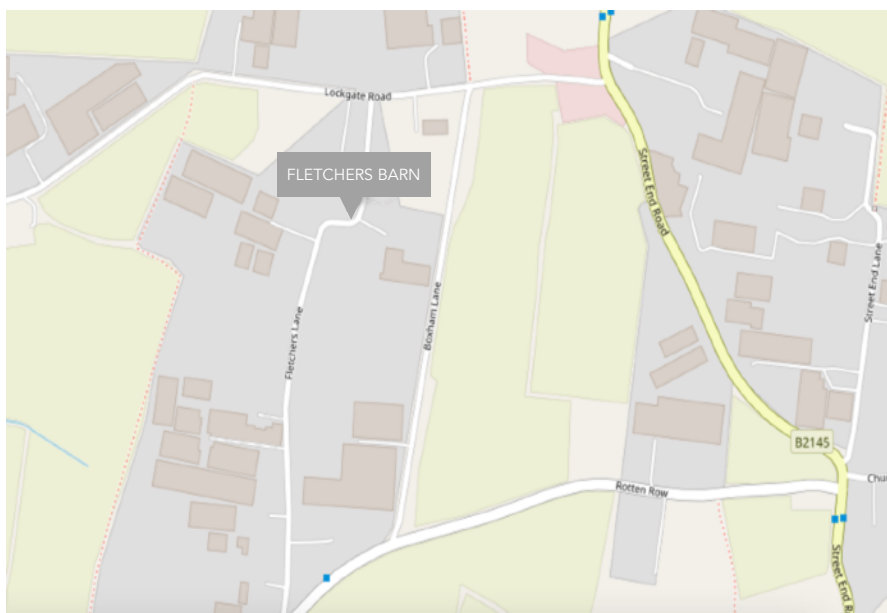
Goodwood Revival



Wonderful beach at West Wittering



Chichester Marina



West Wittering amazing sunsets

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, it is understood the drainage is pumped to mains drainage any buyers surveyor should seek to verify, LPG gas supply.

Council Tax Band: F Year 2025/26 £3,373.88 **EPC Rating:** D

LOCAL AUTHORITY: Chichester Council 01243 785166

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Viewing by Appointment

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Chichester Harbour & The South Downs

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