



Faraday / Sidlesham / PO20 7NF

Guide Price £1,500,000 Freehold



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Lettings & Estate Agents

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- Eco detached home
- 3-4 bedrooms
- Large west facing rear garden
- Outbuildings and a garage
- Additional substantial storage
- Council tax band - E at the property
- EPC - A

This stunning, bespoke and attractive eco house has been architect designed and built to an exacting standard. The property has solar panels (23), a 9KW storage battery, an air source heat pump, a mechanical heat ventilation recovery system (MHVR), triple glazing and an EV charger. The current owners have skilfully designed the contemporary and light accommodation to maximise the outlook over a beautiful and good sized garden. This approach culminates in a light and spacious living space, located to the rear of the property with direct access onto two large south and west facing terraces that are ideal for entertaining, and stunning skilfully planned garden.

Accommodation

The contemporary accommodation is arranged over one floor and to the rear has a westerly facing aspect. There is a good sized entrance hall which leads to a central corridor off which there are two double bedrooms (both with built in storage) and a useful, utility room. Moving through the property further there is an en-suite master bedroom also benefiting from a walk in wardrobe, a modern family bathroom and an office/bedroom four. To the rear of the accommodation and the focal point of this stunning home, a spacious, west facing sitting/dining/kitchen,



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complete with bespoke, fitted units, a kitchen island and access out into the garden. A double sided wood burner sits within the kitchen and the cosy yet good sized sitting room completes the accommodation.

Outside

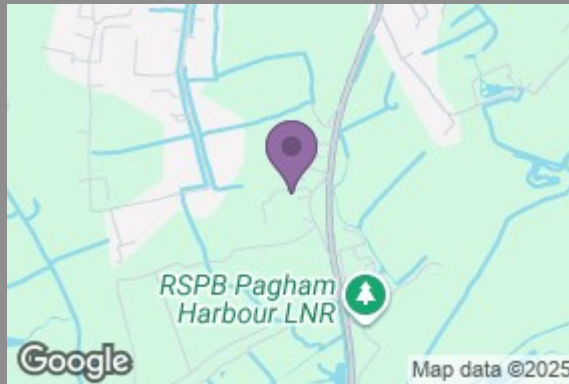
The property sits within a plot of around an acre with the main body of a stunning west facing garden located to the rear of the dwelling. The garden is mainly laid to lawn and features some beautiful, floral beds, bursting with life. There are also mature trees and shrubs planted throughout and the garden is enclosed on all sides. There are a number of useful outbuildings, perfect for boat/dingy or car storage and there is a garage located next to the house. The property is approached via a driveway which runs from the lane and provides ample parking.

Location

The property sits at the end of a private driveway on the southern outskirts of Sidlesham. The village has a stunning foreshore which backs onto the nature reserve of Pagham Harbour and is popular with walkers and bird watchers. Sidlesham also has a primary school, pre-school church, a popular public house and there are a number of sailing clubs within a close proximity. The historic Cathedral city of Chichester lies some five miles to the north and offers many shops, cafes, bars, pubs and renowned attractions such as The Pallant House Gallery and Festival Theatre along with a mainline rail station. The latter offering services to London Victoria. Beyond Chichester are the rolling foothills of The South Downs National Park and the famous Goodwood Estate.

Information

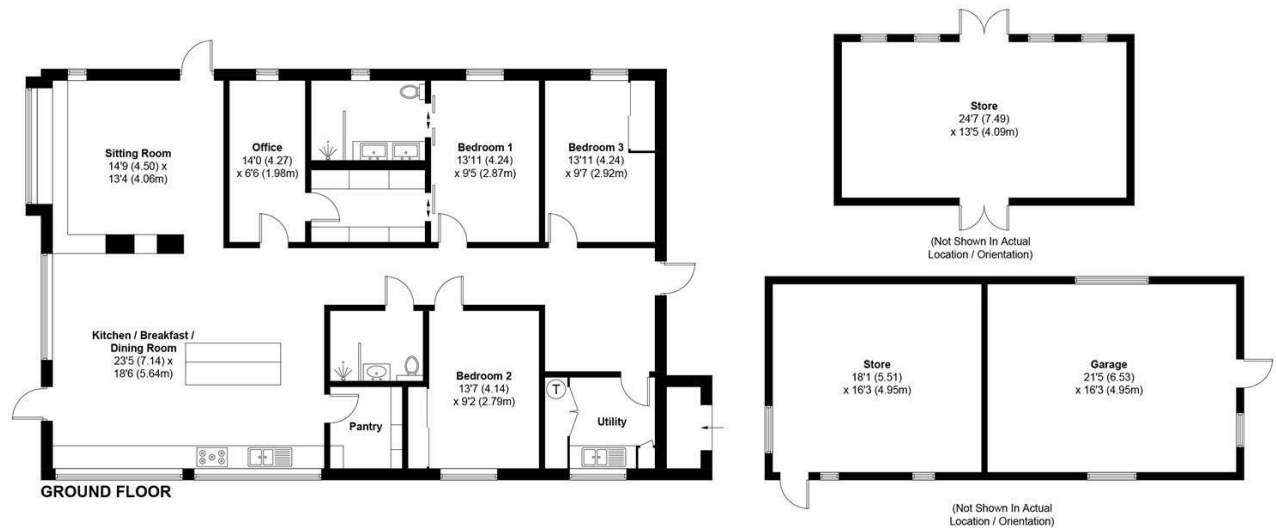
Tenure - Freehold
Council Tax Band - E
EPC - A



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

APPROXIMATE GROSS INTERNAL AREA = 1745 SQ FT / 162.1 SQ M
OUTBUILDINGS = 1002 SQ FT / 93.1 SQ M
AREA = 2747 SQ FT / 255.2 SQ M



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. (ID1226060)

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