



## Angel Cottage, 77 The Street, Boxgrove, PO18 0EB

Guide Price £500,000







## Angel Cottage, Boxgrove

A period cottage located in the heart of the village.

- Charming period property
- Modern kitchen/dining room
- Sitting room
- Conservatory
- Ground floor bedroom with en-suite wetroom/WC
- Utility
- Two first floor bedrooms & bathroom
- Front and rear gardens
- Private off-road parking at the rear
- Fully insulated studio/home office

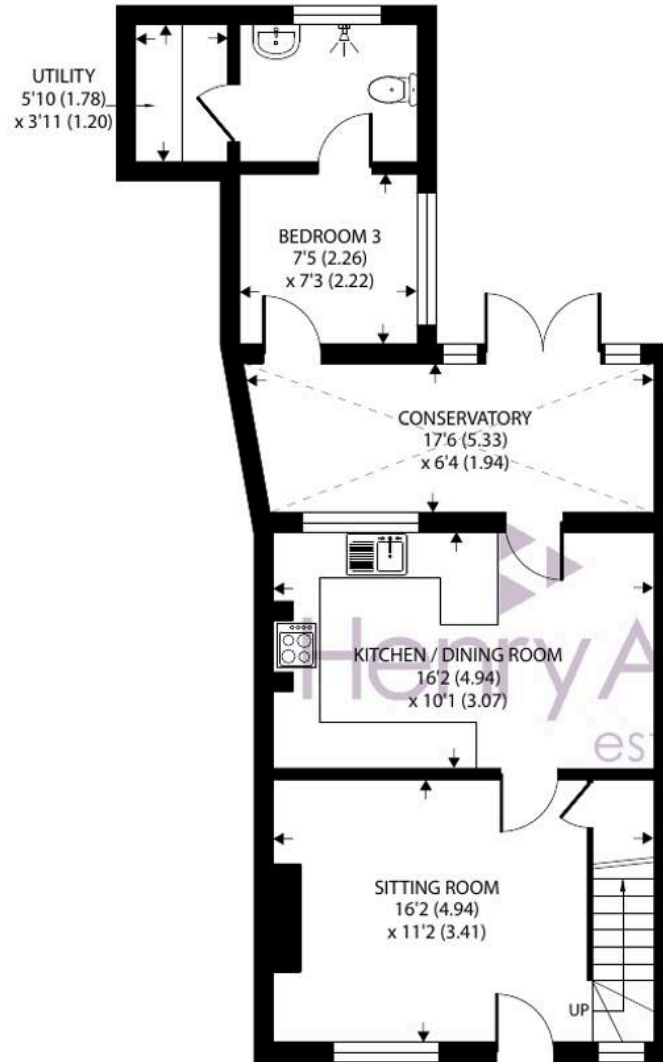
A charming flint and brick period cottage situated within the heart of Boxgrove village, close to Chichester and the world-renowned Goodwood Estate. Formally owned by the Goodwood Estate the property has undergone a sympathetic restoration and improvement programme in recent years, and as a consequence, well-proportioned and beautifully presented accommodation is offered.

On entering the house, a comfortable sitting room can be found with attractive exposed floor boards and a feature fireplace with wood burning stove. The modern kitchen is open plan to the dining area with fitted bench style seating. A bespoke fitted conservatory links to a ground floor bedroom with en-suite wetroom/WC and utility. On the first floor there are two further bedrooms, each with a feature fireplace, plus a modern bathroom with a separately plumbed shower over the bath.

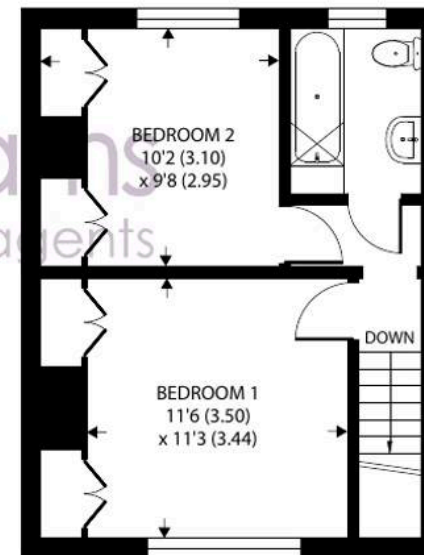








GROUND FLOOR



FIRST FLOOR

Approximate Area = 961 sq ft / 89.2 sq m

For identification only - Not to scale





**Outside** - The cottage style front garden is attractively landscaped with a low retaining front wall and traditional picket gate. At the rear the garden extends in excess of sixty feet in depth and has a neatly tended lawn, attractive borders and a log cabin studio/home office being fully insulated with light and power. A rear gate leads out to a driveway where there is parking for two cars, which is accessed via a shared drive adjacent to number 75.

**Location** - Within the village there is a village hall, village shop and easy access to the A27. Nearby there is a pub/restaurant in Halnaker and further local facilities in Tangmere. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, festival theatre and a mainline station to London Victoria. There are excellent sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

**Directions** - From Chichester proceed east along the A27. At the Tangmere/Boxgrove roundabout take the first exit off into The Street (signposted Boxgrove). Continue along The Street and past Priory Close, the property is a short distance along on the right. what3words - driveways.workouts.harp

Chichester District Council - 24/25 Tax Band TBC EPC-D

**Agents Note** - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call 01243 533377 view details online at [henryadams.co.uk](http://henryadams.co.uk)

