



Linnet House, 7 Greenacre Gardens, Chidham, PO18 8GD

Guide Price £575,000

 **Henry Adams**  
estate agents



# Linnet House, Chidham

A prestigious detached home in an exclusive cul-de-sac located in Chidham

- Superb quality home
- Dual aspect sitting room
- Bi-fold doors to garden
- Fabulous Sylvarna fitted Kitchen
- Paddock view
- West facing rear garden
- Private drive and garage

Nestled within an exclusive private cul-de-sac of just ten distinguished homes in the charming village of Chidham, this beautifully presented three-bedroom detached house offers modern living with timeless appeal. Built in 2021 by the highly regarded local developer Seaward Homes, the property features an attractive flint and brick cottage-style façade and enjoys delightful paddock views from the first floor.

The accommodation is thoughtfully designed, beginning with a welcoming entrance hall and cloakroom. The dual-aspect sitting room is a bright and spacious retreat, with bi-fold doors opening onto the west-facing rear garden, perfect for enjoying afternoon sun and entertaining guests.







The heart of the home is a stunning Sylvarna-designed kitchen/dining room, equipped with premium integrated appliances including a Neff double oven, induction hob, cooker hood, wine cooler, dishwasher and fridge freezer. Sleek quartz worktops and stylish finishes add a luxurious touch. A separate utility room offers practical space with plumbing for a washing machine and direct access to the garden.

Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom. The principal bedroom benefits from a modern en-suite shower room and views over the rear paddock.

Outside, the property boasts an attractive garden, a private block-paved driveway and an attached single garage. The rear garden is a particular highlight, with a spacious patio, expansive lawn, mature shrubs and specimen trees, all backing onto peaceful paddock land.

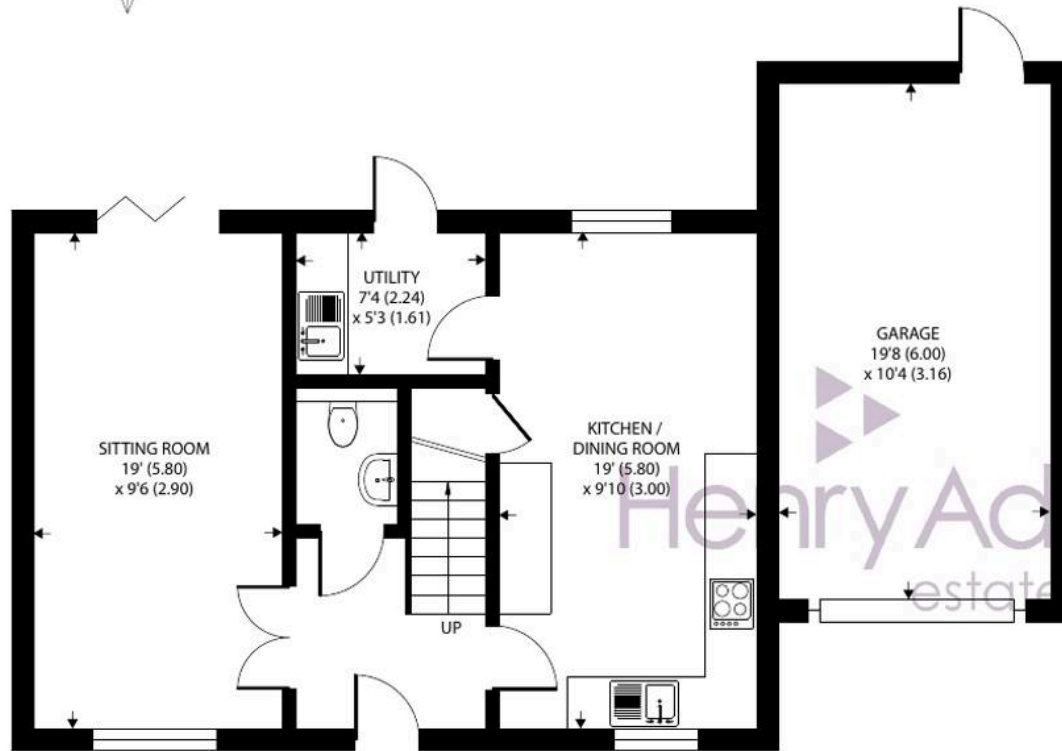




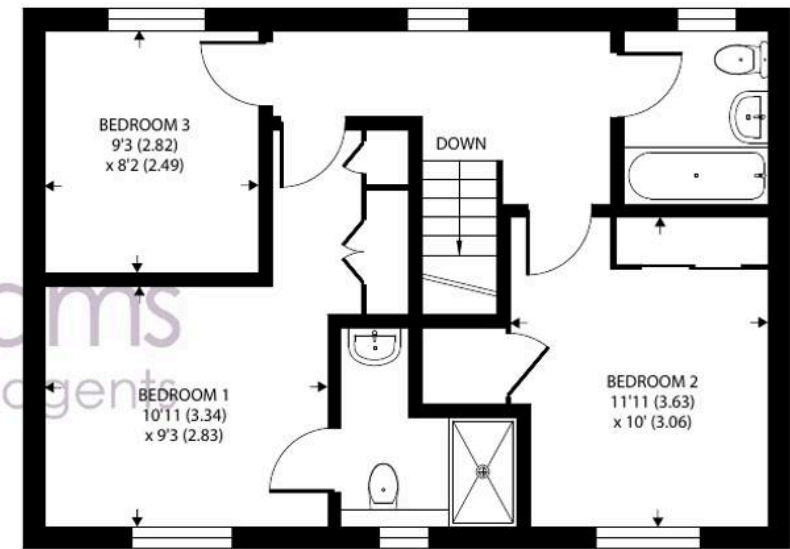








GROUND FLOOR



FIRST FLOOR

Approximate Area = 1044 sq ft / 96.9 sq m  
Outbuilding = 204 sq ft / 18.9 sq m  
Total = 1248 sq ft / 115.8 sq m

For identification only - Not to scale





**Location** - The village of Chidham is steeped in history. The present flint and rubble church dates from the 13th century and the Manor House, from the 17th century. The Old House at Home public house offers fine dining and a selection of real ales. There is also a primary school and excellent sailing facilities nearby at Cobnor, Bosham and Emsworth. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Goodwood is located to the north east and 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 including the Qatar Goodwood Festival.

**Directions** - From Chichester proceed west on the A259 passing through Fishbourne and Bosham. On entering Chidham pass the St Wilfrid's Hospice shop on your left, over the pedestrian crossing and Greenacres is on the left. Linnet House (number 7) is on the right. what3words - gradually.sheds.blanket

Private road charge £570.00

Chichester District Council - 2526 Tax Band E £2,834.95. EPC-B







## Henry Adams - Chichester

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