







## Bramber Cottage

A beautifully presented four bedroom bungalow with detached annex situated in around one acre of land with stunning views.



- ▶ Over 3000 sqft of Total Accommodation
- ▶ Utility Room with Separate Access
- ▶ Beautiful Views over Open Fields
- ▶ Gated Driveway
- ▶ Recently Renovated Throughout
- ▶ Luxury Garden Room
- ▶ South Facing Landscaped Garden
- ▶ Detached One Bedroom Annex
- ▶ Oak Framed Carport and Workshop

Recently renovated to a high standard, Bramber Cottage seamlessly combines modern amenities with classic charm. The main residence features limestone flooring with underfloor heating, Neptune oak flooring, and elegantly painted Neptune walls. A Chesney log burner adds warmth and elegance to the sitting room.

The property sits on just under an acre of beautifully landscaped, south-facing private gardens, offering breathtaking countryside views. The high-spec garden room, equipped with smart heating and lighting systems and a deck, is perfect for outdoor relaxation. Styled, subtle external downlighting brings the garden to life in the evening and electric gates provide a private entrance.

The main house includes four spacious bedrooms, with the master bedroom featuring an en-suite bathroom. The entrance hall leads to a dining room, sitting room, and snug, providing ample space for entertaining and family life. The well appointed kitchen is adjacent to a boot room and utility for added convenience.

Located close to West Wittering beach and Chichester Marina, Bramber Cottage is perfectly positioned for those who enjoy coastal living while still being within reach of Chichester's amenities. This property offers luxury and privacy in a countryside setting.















## Bramber Cottage, Chichester Road, West Wittering, Chichester

Approximate Area = 1870 sq ft / 173.7 sq m (excludes carport)

Limited Use Area(s) = 100 sq ft / 9.3 sq m

Annexe = 582 sq ft / 54 sq m

Outbuildings = 466 sq ft / 43.3 sq m

Total = 3018 sq ft / 280.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Henry Adams. REF: 1145811

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.

## Exterior

A standout feature is the detached, self-contained, oak-framed annex, which includes a balcony, ideal for guests or as an additional living area. The property also has a new roof, ensuring longevity and minimal maintenance.

Additional structures on the property include two outbuildings, a barn, and a workshop, providing versatile spaces for various uses. The carport offers covered parking, and the annex further includes a kitchen/sitting room and a generously sized bedroom with an en-suite bathroom.

## Location

The desirable coastal village of West Wittering is located some 7 miles south-west of Chichester and was voted amongst the top 10 coastal locations in the Sunday Times. It has a beautiful, sandy, Blue Flag beach with views towards the Solent and the Isle of Wight and comes within an area of outstanding natural beauty. There is an infant/junior school, sailing, cricket and football clubs, a Norman flint church and some small shops. Further facilities, located at East Wittering village, include: GP surgery, pharmacists, dentist, library and a range of quality, independent shops. There is also a regular bus service to Chichester with its full range of shops, cinemas, restaurants, Festival Theatre and main line railway station.





