



Price Guide £750,000

Timber Lodge Highleigh Road, Highleigh, Nr Chichester, West Sussex PO20 7NR







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A large and very adaptable farmhouse style residence of over 3,000 sq ft. situated in a private road in the very desirable, semi rural hamlet of Highleigh. Available with early vacant possession, the property would benefit from some upgrading and also requires some 'finishing' particularly to bathrooms. Internally there are wooden, cottage style doors with gate latches, part wooden flooring and oil fired central heating.

N.B. 'Timber Lodge' is being sold with an 'Agricultural Tie', see note at the end of these property details..

Entrance Hall: Stairs to first floor with cupboard under. Wooden floor.

Cloakroom: Glass bowl wash hand basin, low level w.c. Ladder radiator.

Utility Room: Single drainer sink unit. Plumbing for washing machine. Oil fired boiler for central heating and domestic hot water.

Kitchen/Breakfast Room: (S and E) Part vaulted ceiling. Large range of open storage shelving and drawers, feature island unit with 1 1/2 bowl sink unit, breakfast bar and space for dishwasher. Wooden work top. Fitted gas range with 6 ring hob and double oven, cooker hood over. Wood/Slate flooring. Stairs to first floor Sitting Room.

Snug/Bedroom Six: (N)

Bedroom Five/Study: (E)

Bedroom Two: (S) Double doors to the rear garden. Built in wardrobe and storage.

En-Suite Bathroom with Dressing area: (N) Presently requires finishing. Jacuzzi bath, wash basin, w.c and shower cubicle with mains shower. Ladder radiator.

Covered Garden Room:

Galleried Landing: Access to loft area.

Sitting Room: Vaulted and beamed ceiling. Skylight windows. Stairs leading down to the Kitchen/Breakfast Room.

Principal Bedroom: (S) Access through dressing area with built in cupboard to En-Suite.

En-Suite Shower Room: (N) Shower cubicle with main unit, wash basin and W.C. Ceramic tiled walls.

Bedroom Three: (E)

Bedroom Four: (S)

Family Bathroom: Contemporary suite of 'P' shaped bath with mains rain shower over, glass screen, semi recessed W.C. and wash hand basin. feature towel rail/radiator. Ceramic tiled walls.

Outside: The rear garden is laid to lawn with a timber decked area. To the front of the property there is parking for several vehicles with access to a Detached Garage.

Detached Garage.

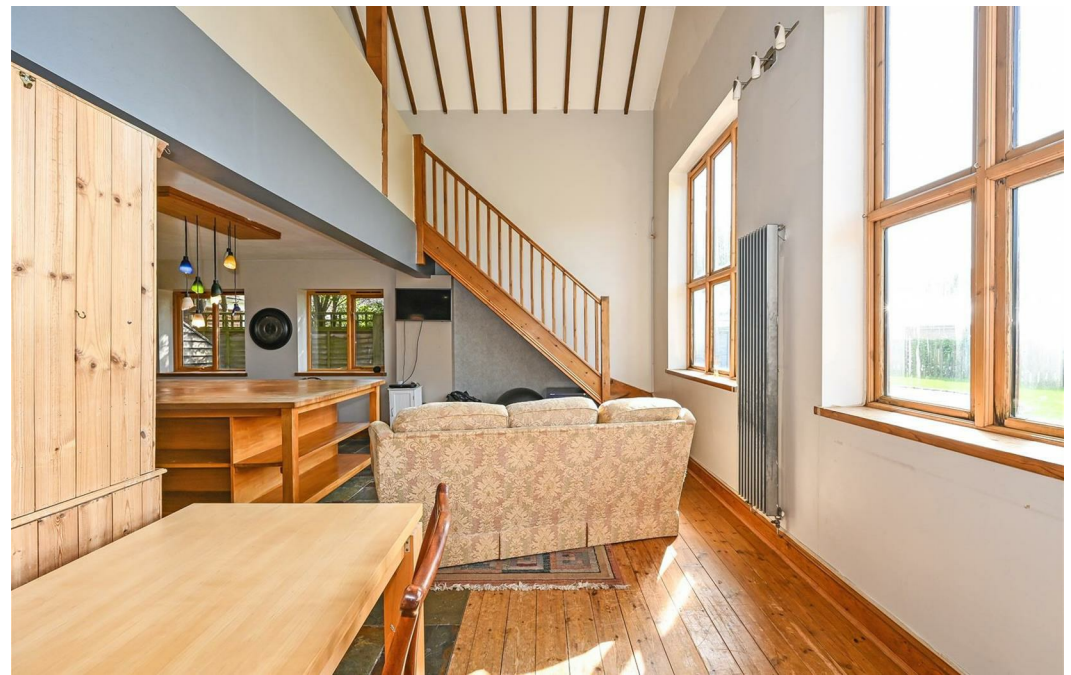
N.B. The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed in the locality in agriculture as defined in section 290(1) of the Town and Country Planning Act 1971, or in forestry (including any dependants of such a person residing with him), or a widow or widower of such a person.

Viewing: By appointment with the office.























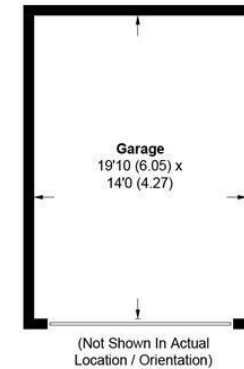
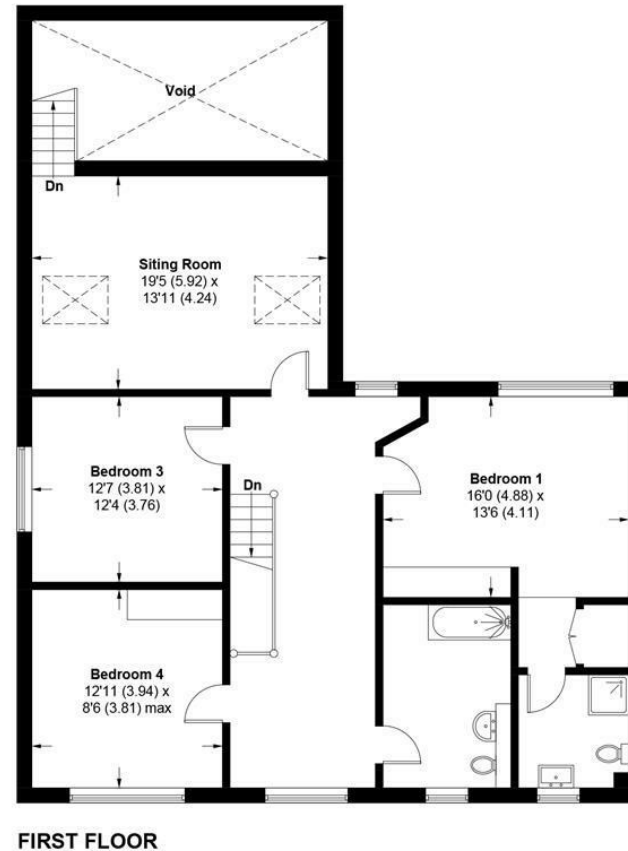
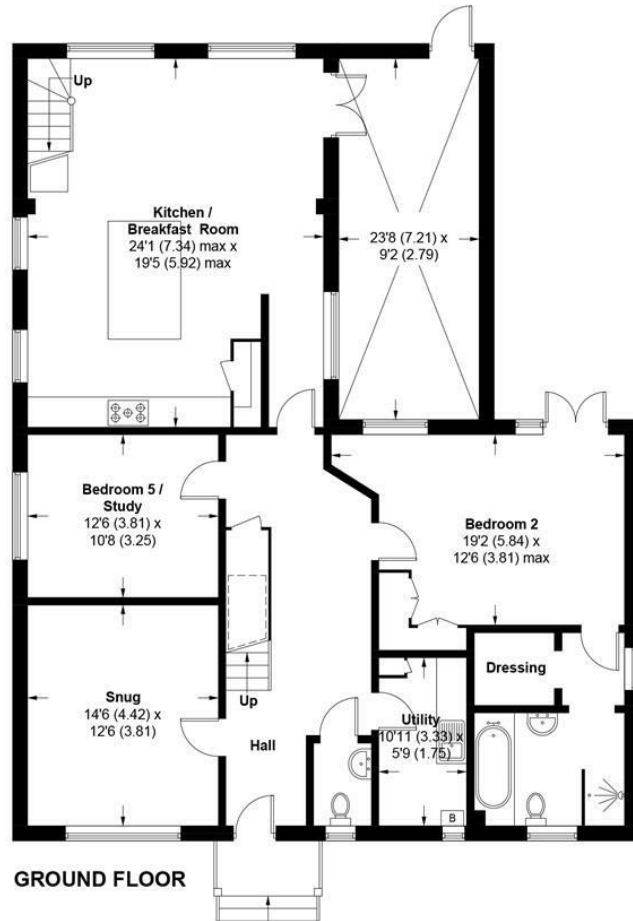
# Timber Lodge, Highleigh Road, PO20 7NR

APPROXIMATE GROSS INTERNAL AREA = 3024 SQ FT / 280.9 SQ M

GARAGE = 277 SQ FT / 25.7 SQ M

TOTAL = 3301 SQ FT / 306.6 SQ M

(EXCLUDING VOID)



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. (ID968831)

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