



THISTLEDOWN HOUSE
CHIDHAM

JACKSON-STOPS 

 **Knight
Frank**



**THISTLEDOWN HOUSE, CHIDHAM LANE,
CHIDHAM, CHICHESTER, WEST SUSSEX**

**GUIDE PRICE: £2,350,000
FREEHOLD**

In rural surroundings in this unspoilt peninsular projecting into Chichester Harbour. A light & spacious home of some 4,300 sq ft including self-contained guest cottage, built in 2017 & set in gardens & grassland of just over an acre with easterly views over farmland towards Bosham Channel & the Bosham reach of Chichester Harbour.



DISTANCE

BOSHAM 4 MILES
EMSWORTH 4 MILES
CHICHESTER 6 MILES
GOODWOOD 8 MILES
LONDON 73 MILES

GROUND FLOOR

- Entrance Hall
- Kitchen/Dining Room
- Vaulted Sitting Room
- Utility Room
- Cloakroom
- Double Bedroom with En-Suite Shower Room

FIRST FLOOR

- Principal Bedroom Suite with Dressing Room and En-Suite Bathroom
- 2 Double Bedrooms with En-Suite Shower Rooms
- Further Double Bedroom
- Family Bathroom

ANNEXE

- Reception Room
- Kitchen/Dining Room
- Ground Floor Bedroom with En-Suite Shower Room
- First Floor Bedroom with En-Suite Shower Room

OUTSIDE

- Log Store
- Garden Machinery store
- Gardens & Grassland of just over 1 acre

THE PROPERTY

Thistledown House was designed and built by the present owners, completed some six years ago, creating a unique home which with a skillful use of contemporary colour schemes, vaulted ceilings and large windows has a great emphasis on creating space and natural light throughout its interior.

The visitor cannot help but be impressed by the reception hall which is over 27 ft in length and has a bespoke carved oak staircase, lit by a skylight, rising to the galleried landing above. Double doors open south onto a vaulted sitting room with exposed oak beams and handsome inglenook style brick fireplace with a solid oak cross beam mantel and wood burning stove. Double doors open west onto a black limestone terrace and lawned gardens beyond. A west and south facing kitchen/dining/family room provides a relaxed space for everyday family living with two sets of south facing bi-folding doors opening onto the adjacent terrace. An oak kitchen fitted and designed by Neptune has an excellent range of matching cupboards and drawers with polished stone worksurfaces and returns. The central island unit has a polished stone breakfast bar and there is a comprehensive range of integrated appliances include induction hob with extractor, two fan assisted ovens with warming drawer beneath, fully integrated dishwasher, fridge and freezer. A ground floor bedroom suite looks east and has its own shower room en-suite with open sided shower enclosure. There is also a ground floor cloakroom and separate utility room which, with water softening system, keeps the white goods away from the main living area and has further access onto the garden.

On the first floor there are four bedrooms including three suites and a fourth bedroom served by an adjacent family bathroom. The principal suite is particularly well appointed with walk-in wardrobe and looks east towards Bosham church. A stylish, spacious bathroom includes twin wash hand basins on stone vanity surface, free standing bath and open sided shower enclosure.





The house is fitted with smart lighting in most rooms and this, together with CCTV, ethernet and TV network distribution panels, wifi boosters and underfloor heating manifolds, are all conveniently housed in a large walk-in cupboard accessed from the reception hall.

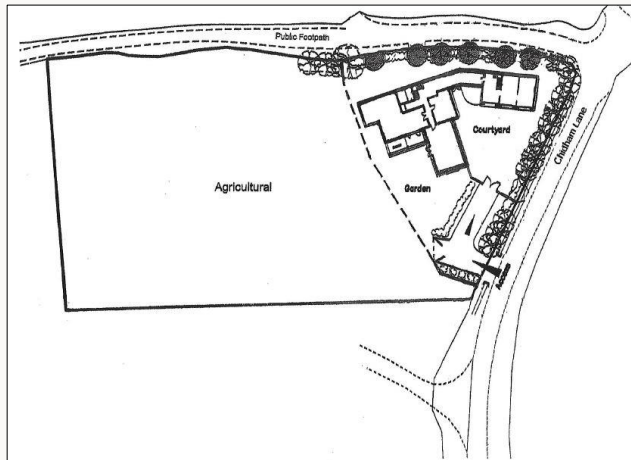
The outer entrance hall provides internal access to the guest cottage which also has its own independent entrance from the driveway and approach. This completely self-contained accommodation is ideal for guests or extended family members and intergenerational living. The cottage includes a vaulted sitting room, well equipped kitchen/dining room together with two bedroom suites, one on the ground floor and one on the first floor reached by way of a specially designed oak staircase. In addition to providing luxurious guest accommodation the cottage is currently used by the present owners as holiday accommodation providing an excellent home and income opportunity.





OUTSIDE

The outer driveway provides vehicle access from Chidham Lane onto a light grey stone chipped approach leading to remote controlled iroko wooden gates set on brick pillars opening onto an enclosed and secure courtyard and the house itself. This provides parking for a number of vehicles together with a sheltered sitting area for the cottage. A secondary access with double five-bar gates provides an alternative access to the garden and a grass area the incorporates additional well-drained casual parking for larger scale entertaining. A south and west facing semi-circular limestone terrace is approached by way of doors from the vaulted sitting room, dining room and kitchen/family room. This is enclosed by a low ornamental wall. Beyond the gardens are laid to a wide expanse of easily maintained grass and borders are stocked with a colourful variety of spring bulbs, lavender, rosemary, evergreen shrubs and perennials. To the west a number of specimen trees have been planted including silver birch, flowering cherry, apple and plum. Coming to just over an acre the gardens and grassland provide an ideal setting for the house with far reaching views over the surrounding farmland. Please note the plot is divided into residential (property and garden) and agricultural areas as shown on the plan layout below).





LOCATION

This pretty, little-known hamlet of Chidham, lies in the centre of its own peninsula jutting out into Chichester Harbour with Bosham Channel to the east and Thorney Channel to the west. The surroundings are entirely rural and set amidst open fields with views to the harbour and the South Downs in the distance. The little hamlet has its own parish church, public house and for sailing enthusiasts there are various hard around the peninsula itself and a Sailing Club at Cobnor Point. Despite the idyllic surroundings Chidham is nevertheless within convenient travelling distance of both Chichester and Emsworth which offer a wide range of shopping facilities and railway links with connections by way of Chichester to London Victoria and via Havant to London Waterloo. Access to the A27 via Emsworth also provides easy access by car by way of the A3.

Chichester provides a wide range of recreational and social activities including a multi-screen cinema complex, the Westgate Sports centre and a good selection of restaurants, wine bars and bistros. Chichester Harbour provides perhaps some of the best sailing facilities within easy reach of London but there are numerous other activities including horse racing at Goodwood and Fontwell Park, walking and mountain biking in the rich countryside of the South Downs National Park and the beaches of the Witterings provide a wide choice of water sports including wind surfing, land boarding and kite surfing.



DIRECTIONS: PO18 8TF

From Chichester, proceed west on the A259 passing through Bosham. On entering Chidham, take the first turning on the left into Chidham Lane. After approximately a mile, Thistledown House will be found on the left hand side.

LOCAL AUTHORITY

Chichester District Council, East Pallant House,
Chichester Tel: 01243 786155
Council Tax Band: G

FIXTURES AND FITTINGS

Are excluded from the sale but may be available by separate negotiation.

SERVICES

Mains electricity, gas and water. Private drainage provided by way of Klargester treatment plant. Discreetly concealed roof mounted photovoltaic solar panels providing back-up domestic hot water, underfloor heating throughout the ground floor with radiators to first floor.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Thistledown House, Chidham Lane, Chidham

APPROXIMATE GROSS INTERNAL AREA = 3424 SQ FT / 318 SQ M

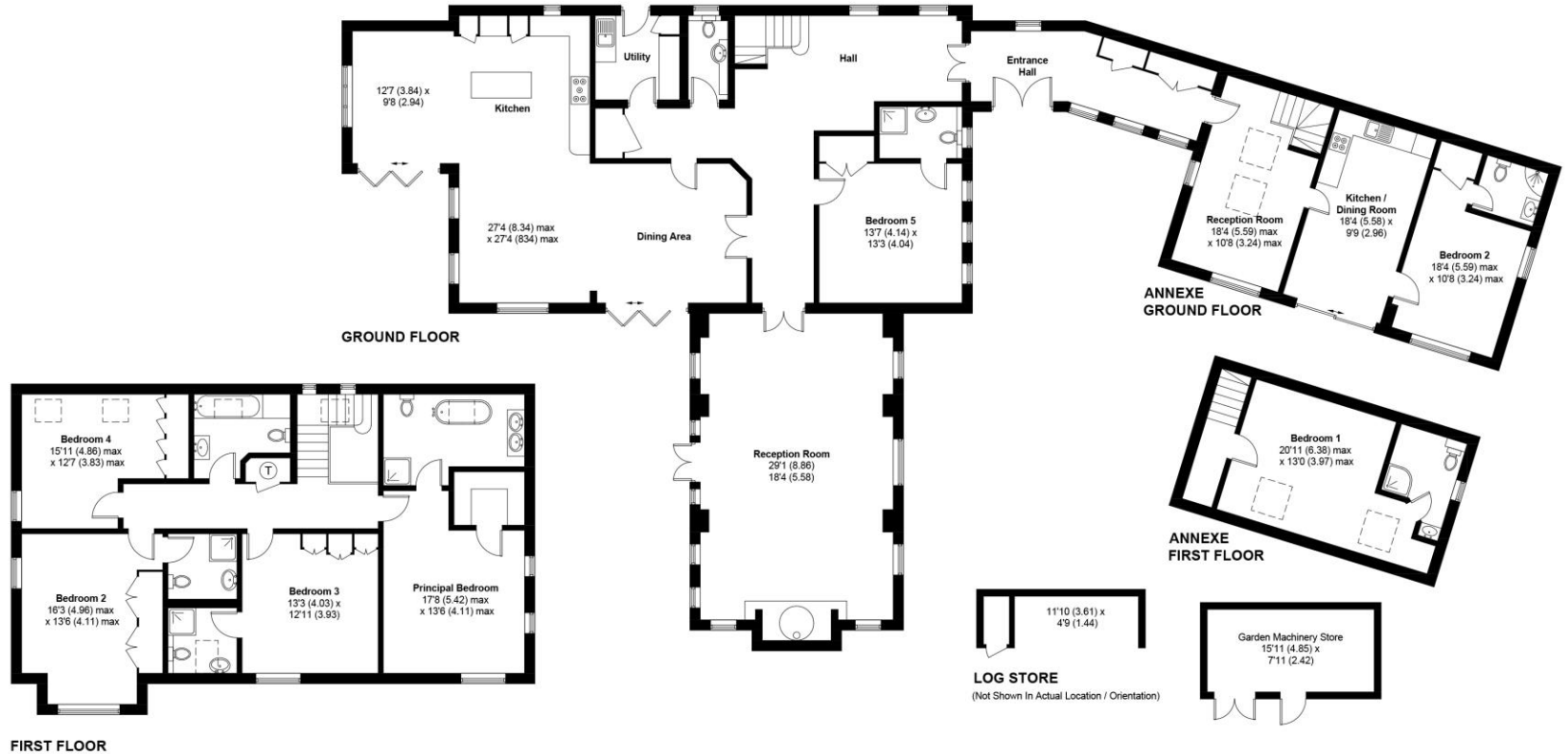
ANNEXE = 905 SQ FT / 84 SQ M

STORES = 196 SQ FT / 18 SQ M

TOTAL = 4525 SQ FT / 420 SQ M



Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



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. Created by Emzo Marketing (ID956431)

Produced for Jackson - Stops



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