



Beechcroft Farm, Crockerhill - PO18 0LH

Guide Price £1,800,000



STRIDE & SON

Beechcroft Farm

Crockerhill, Chichester

An exceptional Grade II listed farmhouse with 18th-century origins, set in around three acres with a separate two-bedroom bungalow, extensive outbuildings and beautifully established grounds.

- Impressive Grade II listed farmhouse with origins dating back to the 18th century
- Around three acres of mature gardens and grounds in a semi-rural setting
- Superb kitchen/dining room forming the sociable heart of the house
- Multiple reception rooms, games room and dedicated home office
- Principal bedroom suite with substantial dressing room and distinctive en-suite bathroom
- Flexible additional accommodation including cellar and extensive upper-floor space
- Separate contemporary two-bedroom bungalow with both bedrooms en-suite
- Large storage barn together with further useful outbuildings
- Orchard, vegetable garden, paddock, terraces and secluded courtyard
- Approximately 4,538 sq ft of main accommodation, plus around 2,518 sq ft of outbuildings





Accommodation

Beechcroft Farm is a wonderfully individual Grade II listed country home, with origins dating back to the 18th century and later additions that have created an exceptionally spacious and versatile property.

Set within approximately three acres, the farmhouse combines period character with generous family accommodation, a separate two-bedroom bungalow and an extensive range of outbuildings.

There is a strong sense of character throughout the house, with exposed timbers, traditional detailing and fireplaces sitting comfortably alongside later additions designed for modern family life.

At the heart of the home is the impressive kitchen and dining room. Generous in scale and particularly well suited to entertaining, the room features exposed roof timbers, an Aga and a substantial central island, creating a warm and sociable space that naturally becomes the focal point of the house. A climate-controlled larder provides a particularly useful addition.





Accommodation

Elsewhere on the ground floor are several distinct reception spaces, allowing the house to work equally well for larger gatherings and quieter everyday living. These include a comfortable sitting room, a characterful snug with wood-burning stove and flagstone flooring, and a substantial games room, while a separate office provides proper space for working from home. A cellar offers further useful office or storage accommodation.

The house also enjoys a secluded internal courtyard, creating a private outdoor area tucked away from the main gardens.

Upstairs, the principal bedroom suite is a particular highlight. It includes a substantial dressing room and a highly individual en-suite bathroom with a freestanding copper bath, while two further double bedrooms are served by the family bathroom. The dressing room was formerly arranged as an additional bedroom, offering the opportunity to reinstate a fourth bedroom if preferred.

Above this, a large upper-floor space extends across much of the older part of the house. Currently providing useful additional accommodation, it offers considerable flexibility for a variety of uses, subject to any necessary consents.







Accommodation

A major part of Beechcroft Farm's appeal is the separate **two-bedroom bungalow**, converted from former stables and completed around 2020. Designed with a very different, more contemporary feel, it offers a vaulted open-plan kitchen, dining and sitting room with exposed timbers, wood-burning stove and bi-fold doors opening onto a private south-facing terrace. Both bedrooms have their own en-suite facilities, making the bungalow ideal for extended family, guests, staff accommodation or a degree of independent living.

The grounds provide an attractive backdrop to both properties and offer considerably more than simply formal garden. Broad lawns surround the farmhouse, alongside an established orchard, enclosed vegetable garden with raised beds, a paddock and several sunny terraces. A historic well and long section of traditional Sussex flint wall add further character to the setting.

There is also an impressive range of ancillary accommodation, including a substantial storage barn and further outbuildings. Together with two separate driveways and generous parking areas serving the farmhouse and bungalow independently, the property offers unusual flexibility for anyone needing significant storage, workshop space or accommodation for multiple generations.





Beechcroft Farm occupies a semi-rural position in the hamlet of Crockerhill, at the foot of the South Downs National Park and close to the Goodwood Estate. The setting provides excellent access to miles of countryside, footpaths and bridleways, while remaining conveniently placed between Chichester and Arundel.

Goodwood is within easy reach and is internationally known for its motor racing, horse racing and golf, while Chichester Harbour and the beaches of the south coast, including West Wittering, are also readily accessible. Chichester lies just over four miles to the west and provides an excellent range of shops, restaurants and cultural attractions, including the Festival Theatre and Pallant House Gallery, together with a mainline railway station offering services towards London Victoria

Council Tax band: G

Tenure: Freehold







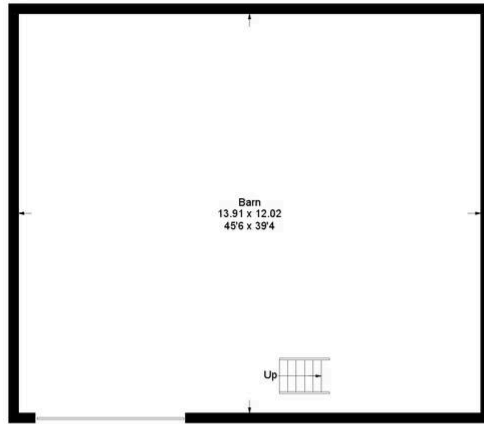
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Approximate Gross Internal Area = 421.6 sq m / 4538 sq ft

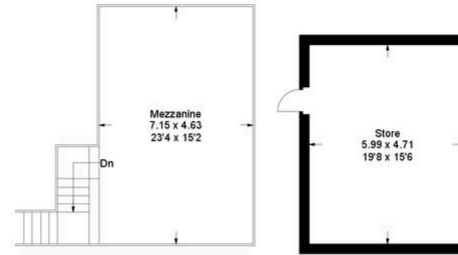
Outbuildings = 234 sq m / 2518 sq ft

Total = 655.6 sq m / 7056 sq ft

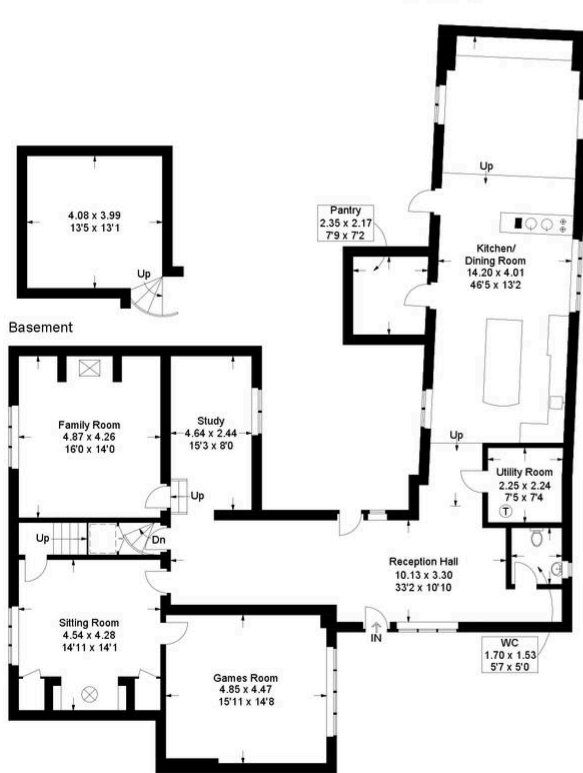


Ground Floor

Outbuildings

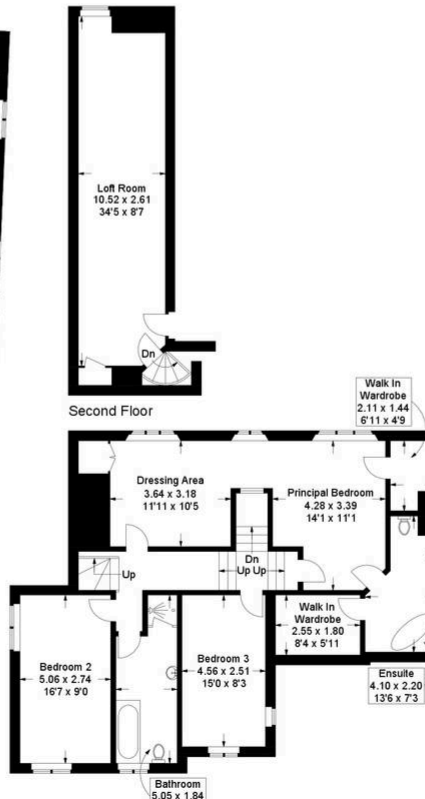


First Floor



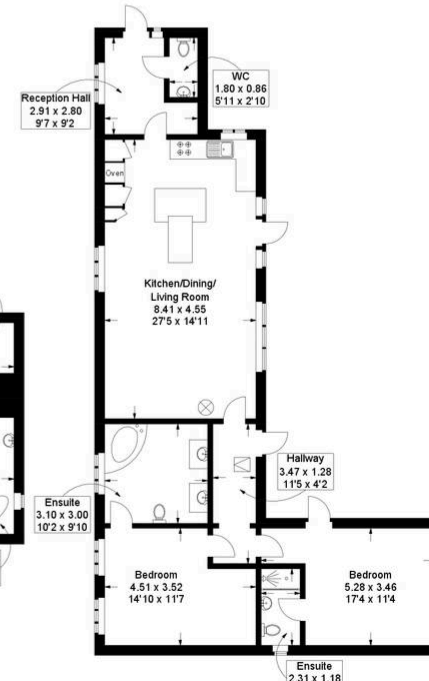
Basement

Ground Floor



Second Floor

First Floor



Annex

□ Reduced headroom below 1.5m / 5'0"

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.



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