



# Brook Cottage, Farm Lane, Chichester PO18 8SA



STUNNING HARBOURSIDE HOME - an opportunity to embrace coastal living in this picturesque location. Brook Cottage has been significantly extended and redesigned to offer a delightful home set within its own Extensive Grounds with a mature garden, backing onto a fruit farm (apple trees). A Stream runs through the grounds and there is Additional Access via a five-bar gate. Occupying a semi-secluded, mature plot of approx. 1.25 acres set back from the lane and approached along its own driveway. Attractive Landscaped Gardens with riverside terrace, formal and informal gardens. Its location in Nutbourne offers the rare balance of both semi-rural and coastal situations.

Moments from the Nutbourne Marshes on the Upper Reaches of Chichester Harbour. This Detached residence is complimented by a splendid, detached Barn dating, we understand from the 18th century, which has been converted into a two story, two bedroom annexe by the current owners. Both properties offer spacious open plan living in a sought-after coastal position, on the edge of Chichester Harbour, offering coastal walks and yet within sight of the South Downs. It is also within easy reach of the Cathedral City of Chichester.

- DETACHED FAMILY HOME SET IN MATURE GROUNDS
- MAIN HOUSE- 3 ENSUITE BEDROOMS
- OPEN-PLAN KITCHEN/DINING/FAMILY ROOM
- SITTING ROOM AND UTILITY ROOM
- BARN CONVERTED TO 2 BEDROOM ANNEXE
- WORKSHOP AND GARAGE
- EXTENSIVE GARDEN WITH MATURE SHRUBS, LAWNS, STREAM
- SEMI-RURAL LOCATION CLOSE TO HARBOUR

Asking Price  
£2,400,000  
Freehold





## ACCOMMODATION

Approached via its own Driveway there is ample parking, access to a Double Garage, Separate Detached two-Story Annexe. Additional separate vehicular access to rear.

The Ground Floor accommodation has a welcoming Reception Hall, Cloakroom, Separate Sitting Room, Utility room with rear access, Spacious open plan Family/Dining/Kitchen area with Garden Views. The Fitted Kitchen includes a walk-in pantry and a large larder

On the First Floor there is a Principal Bedroom with ensuite Bathroom and two further Bedrooms both with ensuite shower rooms. The property is Double-glazed and with Gas Heating.

The Annexe is an attractive Barn conversion ancillary to the Main dwelling and providing, Sitting Room, Kitchen/Dining, Bathroom. First Floor Two Bedrooms Cloakroom with Heating & Double Glazing.

### Ground Floor:

- Entrance Hall
- Sitting Room
- Cloakroom
- Utility Room
- Kitchen/Dining Family Room

### First Floor:

- Bedroom One, Ensuite Bathroom
- Bedroom Two, Dressing area and Shower Room
- Bedroom Three with Shower Room

### Annexe

- Entrance Hall
- Shower Room
- Kitchen/Dining Room
- Sitting Room

### First Floor:

- 2 Bedrooms
- Shower Room

### External

- Workshop
- Double Garage
- Extensive Gardens with stream





## LOCATION

This property is situated across the meadow from Chichester Harbour and is well placed for easy access to the Cathedral City of Chichester via the A259. Brook Cottage is located South of the A259 in Nutbourne. It is set back from the lane, nestling between the South Downs National Park, with its country pursuits, and Chichester Harbour, An Area of Outstanding Natural Beauty, favoured by sailors and walkers.

There is, within easy reach, a Farm Shop, Co-op and local shops including doctors & dentist surgeries. There are also excellent transport links with its local bus service and nearby train station on the South Coast Line with routes to London & South Coast Cities.

EPC: C

Council Tax: G

ADDITIONAL NOTE - All Mains Services except has Private Drainage.



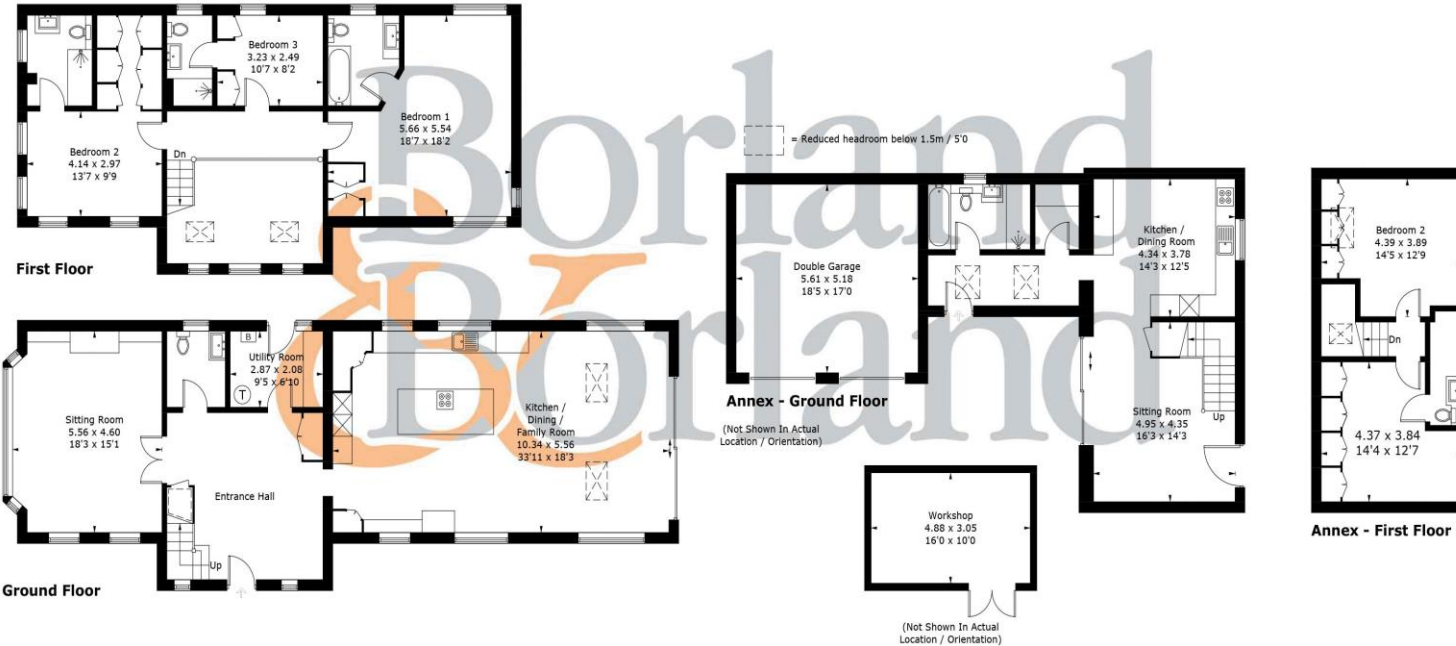


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Approximate Gross Internal Area = 207.4 sq m / 2232 sq ft

Annex / Workshop = 139.8 sq m / 1505 sq ft  
(Including Garage)

Total = 347.2 sq m / 3737 sq ft



Directions

## PRODUCED FOR BORLAND & BORLAND ESTATE AGENTS

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1259936)

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