82 Easthampnett Lane, Easthampnett, PO18 0JU

Guide Price **£597,500**

Henry Adams
estate agents

82 Easthampnett Lane, Easthampnett

Charming flint-fronted character cottage in rural Easthampnett

- Charming flint-fronted period cottage dating from the 1800s
- Stunning rural setting with far-reaching countryside views
- Beautiful wraparound gardens enjoying a south and west-facing aspect
- Exceptional scope to further enhance and enlarge
- Planning permission granted for a 4m x 4m extension
- Concrete footings already installed
- Superb kitchen/family room with woodburning stove
- Flexible accommodation including home office and guest bedroom options
- Garage, extensive parking, EV charger and detached garden office

Occupying a delightful rural position surrounded by open countryside, this charming flint-fronted cottage combines period character, beautiful gardens and exciting future potential. Originally built in the 1800s as a farm worker's cottage, the property has been sympathetically improved while retaining its unique charm. Importantly, planning permission has already been granted for a 4m x 4m extension, with concrete footings already in place, offering purchasers a rare opportunity to create additional living accommodation with much of the groundwork already completed.

Rarely do cottages of this nature offer such a compelling combination of character, gardens, countryside views and future potential. Ideal for buyers seeking a peaceful rural lifestyle, the property presents an exciting opportunity to further enhance an already charming home in one of the area's most attractive settings.

The property offers flexible and well-proportioned accommodation. At its heart is a stunning open-plan kitchen/family room, featuring sleek gloss units, quartz worktops, integrated appliances and a large central island ideal for informal dining. The sitting area is enhanced by an exposed brick fireplace with a log burner, creating a warm and inviting space.

Additional ground floor accommodation includes a second reception room (or potential fourth bedroom), a utility/cloakroom and a further versatile room suitable as a home office, snug, or potential bathroom.

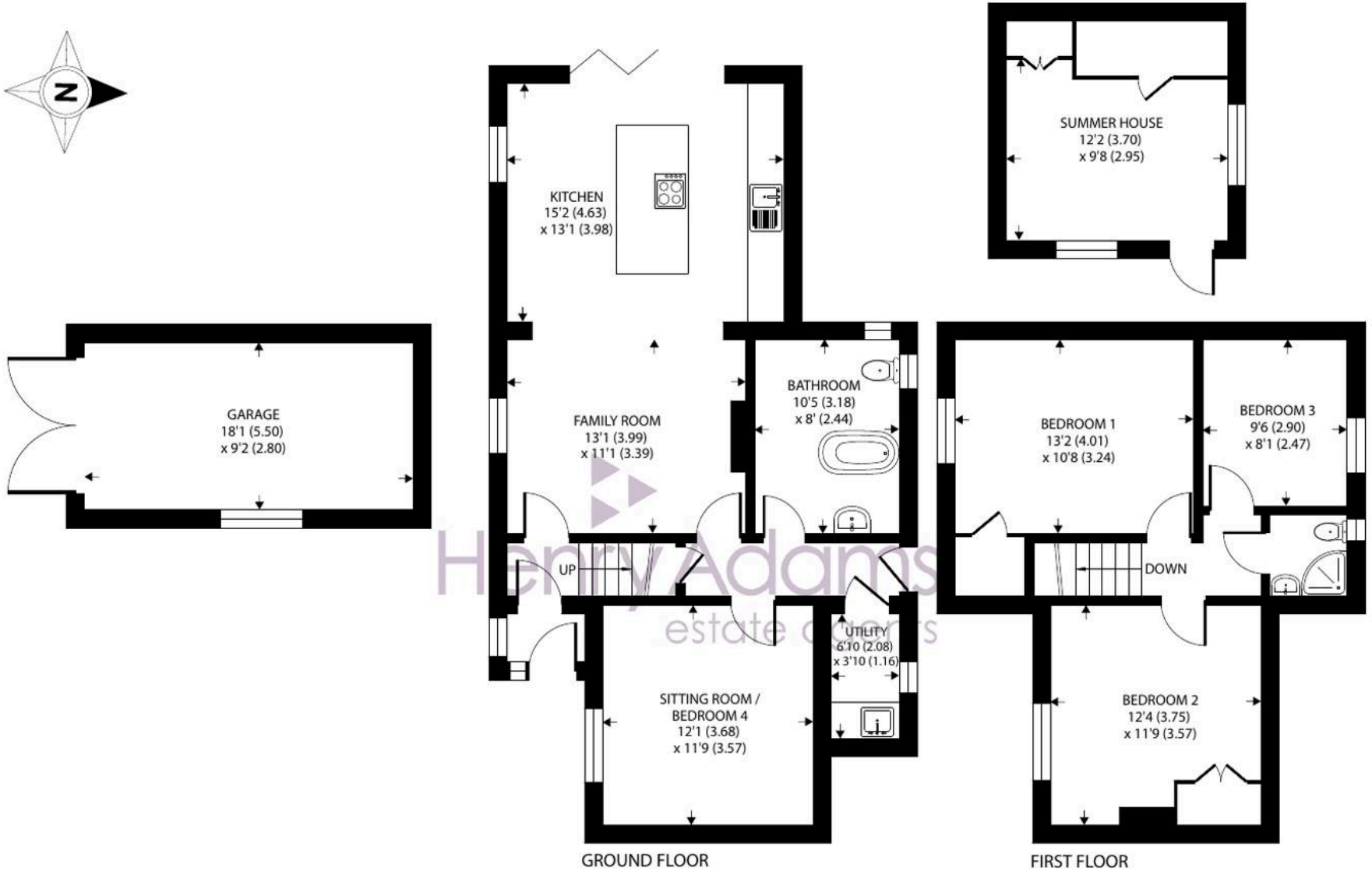
Upstairs, there are three bedrooms and a stylish modern shower room.

Externally, the property benefits from a garage and driveway parking for multiple vehicles with EV charging point. The wraparound gardens are a standout feature and generous in size, mainly laid to lawn and enjoying attractive views over open fields. There is also a detached office/cabin, perfect for remote working or creative use.

This delightful home combines period charm with modern living in a sought-after rural setting.

Chichester District Council - 26/27 Tax Band E £3,027.38 EPC-D

Agents Note: In accordance with the provisions of the Estate Agent Act 1979 we confirm that the vendor is an employee of Henry Adams LLP.



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Approximate Area = 1165 sq ft / 108.2 sq m
Garage = 166 sq ft / 15.4 sq m
Outbuilding = 147 sq ft / 13.6 sq m
Total = 1478 sq ft / 137.2 sq m

For identification only - Not to scale

Location - Local shops are to be found in the nearby villages of Tangmere, Boxgrove and Eastergate and the city of Chichester is only four and a half miles away with easy access along the A27. The cathedral town of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, Festival Theatre, other cultural facilities and a mainline station to London Victoria. Goodwood is famous for its many event days including the world renowned Festival Of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are excellent sailing facilities around Chichester Harbour and watersports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks in the South Downs National Park and around the harbour and coast.

Directions - From Chichester proceed east on the A27. Proceed over the Tangmere/Boxgrove roundabout taking the next turning on the right, signposted to Westergate & Barnham (B2233). Turn immediately right into Marsh Lane which leads into Easthampnett Lane. The property is approximately 0.38 of a mile on the right. What3words - imply.circle.nuns

Henry Adams - Chichester

Henry Adams LLP, Rowan House Baffins Lane - PO19 1UA

01243 533377

chichester@henryadams.co.uk

www.henryadams.co.uk

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.