



Selsey Road | Donnington | Chichester | PO20 7PW

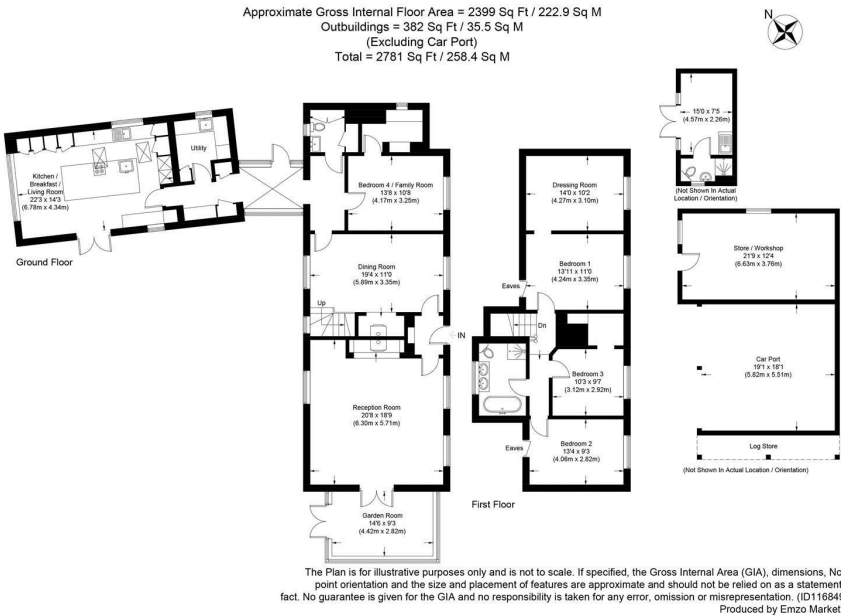
Asking Price £1,150,000



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This charming detached grade II listed cottage sits in approximately one acre of land with rural views over farmers fields and is believed to originate from the 15th century. The modern glazed extension entrance corridor connects the new kitchen/family & utility room with the main cottage. The high spec and handcrafted kitchen/family room is contemporary with bespoke made-to-measure cupboards and drawer units. Double-glazed doors open onto the rear garden patio. The original cottage has many period features including inglenook fireplaces (with wood burning stoves) in the dining and living rooms. There is a family room/bedroom 4, living room with sunroom, dining room and cloakroom. On the first floor, there are three bedrooms. The master has a

- Detached Grade II Listed Cottage
- Modern extension with high specification kitchen & utiltiy
- Three bedrooms, master with dressing room
- Detached oak frame car port & garage
- Approx one acre of land with rural views
- Living room & dining room with fireplaces
- Detached home office with kitchenette & ensuite
- Ground source heat pump



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Council Tax Band F
EPC Rating E

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