



# The Old Barn

14a Chalk Lane, Sidlesham, Chichester, West Sussex PO20 7LW

**Michael  
Cornish**

PROPERTY SALES & ACQUISITIONS



### THE PROPERTY

4 Double bedrooms (one ground floor)  
3 Bathrooms (1 en-suite)  
Landing/study area  
Reception hall, Cloakroom/wc/Utility room  
Stunning Kitchen/Breakfast room  
open plan to Dining room  
Impressive Sitting Room with vaulted ceiling  
and galleried landing

### OUTSIDE

Long driveway with extensive parking area  
for dozens of vehicles, space for dinghies and boats  
Large Detached Workshop  
Large Stable block with 4 stables, Store and Hay store  
Detached double garage attached  
Annexe with 2 bedrooms, shower room/wc  
Sitting/Dining room open plan to Kitchen  
Enclosed fields and paddock  
Beautifully secluded rear garden with south and west aspects  
Built with a PROTEK 10years build Warranty start date 14th May 2018

**In all set in about 2.2 acres**

**Near Sidlesham Quay and Pagham Harbour**



The South Downs and Chichester harbour

# The Old Barn

14a Chalk Lane, Sidlesham, Chichester, West Sussex

A stunning contemporary style detached barn converted in 2018 with versatile accommodation comprising: 4 bedrooms, 3 bathrooms and an Annexe, with 2 bedrooms, a large detached workshop, and detached stable block with 4 stables, store and hay store, delightful well kept gardens and grounds in all about 2.2 acres with wonderful open views and a southerly aspect, located in a peaceful rural area between Sidlesham Quay and Chichester Marina.



Wonderful countryside nearby

## THE PROPERTY

The Old Barn is stunning and superbly appointed contemporary detached barn converted in 2018. The with versatile accommodation has a bright and light airy atmosphere throughout. Upon entering the barn there is a welcoming reception hall with doors leading to a large cloakroom/wc/utility room. The kitchen/breakfast has a superb range of wall and base unity with worktops, hob and built-in eye level oven and dishwasher. Open plan to the double aspect dining room. There is ground floor double aspect 4th bedroom and adjacent bathroom. From the hall double doors open into the most impressive triple aspect sitting room with a vaulted ceiling and galleried landing. Two pairs of sliding patio doors open out to the extensive "sun trap" patio with amazing views over the neatly kept enclosed garden and its own field beyond, with a high degree of privacy. From the hall a staircase rises up to the landing/study area with doors leading to the principal bedroom with an en-suite bathroom and lovely far reaching views over the gardens and grounds and countryside. There are two further bedrooms and family bathroom. Outside there is detached Annexe with a sitting room/dining room/kitchen and first floor two bedroom and shower room/wc above the double garage.

**Wonderful country walks nearby lead to Sidlesham Quay and Pagham Harbour**

















### SIDLESHAM VILLAGE

Sidlesham is a highly regarded small village about 4 miles south of Chichester and has a small well regarded and popular primary school and the 13th-century church of St Mary Our Lady. Sidlesham Common is surrounded by several thousands of acres of farmland and there are stunning views towards The South Downs and lovely walks at nearby Pagham Nature Reserve and The Crab & Lobster Inn at Sidlesham Quay, There is a local public house/restaurant The Anchor and a local fuel garage with everyday shopping amenities. Chichester Golf club at Hunston is about a mile to the north and to the south Asda and Costa Coffee and fuel station in Selsey which has a wide range of shops and restaurants and wonderful seafront. The village is within easy reach of Donnington and Birdham where there are a selection of pub/restaurants, Crouchers Hotel Restaurant and two marinas at Birdham and Chichester.

### **GARDENS & GROUNDS**

The Old Bar is set well back from the lane and approached through a long driveway with extensive parking area for dozens of vehicles, space for dinghies and boats. There is a large detached workshop and large Stable block with 4 stables a store and hay store. There is a detached double garage attached Annexe with 2 bedrooms, shower room/wc, sitting/dining room open plan to kitchen with a good range of units and appliances. The setting is very special with enclosed fields and paddock, with a beautifully secluded rear garden, south and west aspects with wonderful countryside views that follow the sun from sunrise to sunset. Further land may be available if required by separate negotiation.

**Beautifully landscaped and exceptionally private gardens and grounds**

**In all about 2.2 acres**









## CHICHESTER

Sidlesham village is about 5 miles south of the historic city of Chichester, founded by the Romans during the first century AD with a fascinating history and a number of archaeological remains from the Roman Conquest including the tall defence walls, which provide a walk round the city. Much of the city shopping centre is accessed through level pedestrianised areas leading to the well preserved and beautiful ancient Chichester Cathedral founded during 1075. Many of the buildings in the city date from the Georgian and Victorian eras. The City has a number of beautifully kept parks and 'The Ship Canal' from the city Basin is navigable for about 2 miles by canoe and rowing boats to Donnington, beyond which there are a further 2 miles of walks along the canal leading to Birdham and Chichester Marinas. In the city there is a Nuffield Hospital (private patients) and NHS St Richard's Hospital. Further amenities include: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, Chichester Racquets tennis/squash club and Chichester rugby football club. Other attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. There are a number of schools locally and accessible from Chichester including: Chichester University, The Portsmouth Grammar, Bishop Luffa, Chichester University, The Prebendal school, Oakwood, Slindon College, Great Ballard, Dorset House, Seaford College and Westbourne House.

## COASTAL & COUNTRY PURSUITS

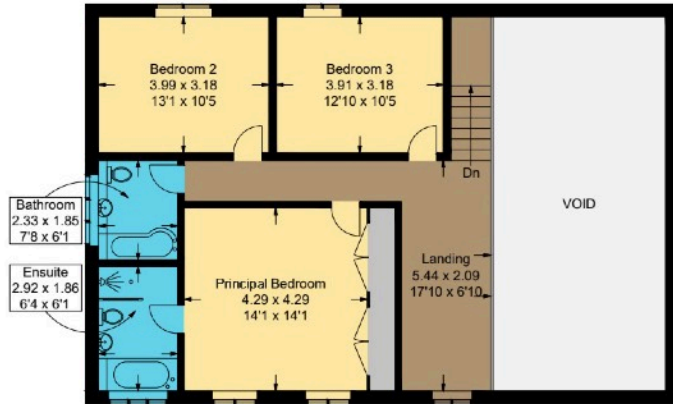
Chichester is renowned for its sailing amenities and attractions including: the Goodwood Festival of Speed and Goodwood Revival motoring events, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. Golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside is an Area of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways. There are miles of sandy beaches at the Witterings, which has been awarded the 'Blue Flag' international status for excellence. A few miles to the south east is Bracklesham Bay a designated area of Special Scientific Interest for wild life and with a lovely beach it's ideal for bathing in the sea, as many people do who belong to the Bracklesham Bay Bluetits, who regularly meet for a healthy dip in the sea. The RSPB nature reserve is situated at Pagham Harbour. Chichester has about 17 miles of harbour channels leading out to The Solent, and thousands of moorings and registered vessels and about 2,000 berths with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), Thornham Marina, Sparkes Marina and Northney Marina at Hayling Island and 14 sailing clubs. Further attractions include: Ashling Park Estate Vineyard and Restaurant, Tinwood Estate Vineyard, Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Castle and Wetland Centre Wildfowl nature reserve, Fishbourne Roman Palace, Stansted Park, Petworth House and Goodwood House.



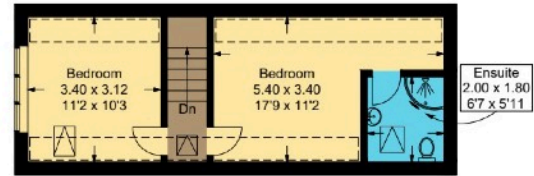


# The Old Barn, 14a Chalk Lane, Sidlesham, P020 7LW

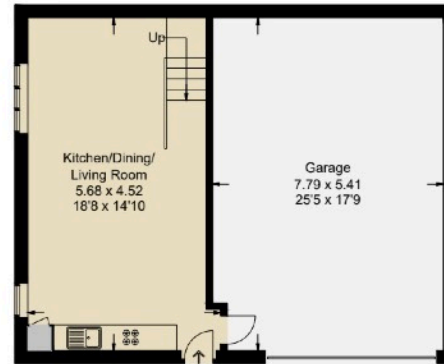
The Old Barn = 197.3 sq m / 2124 sq ft  
 Garage/Annexe = 109.8 sq m / 1182 sq ft  
 Workshop = 51.6 sq m / 555 sq ft  
 Stable Block = 78.5 sq m / 845 sq ft  
 Total = 437.2 sq m / 4706 sq ft



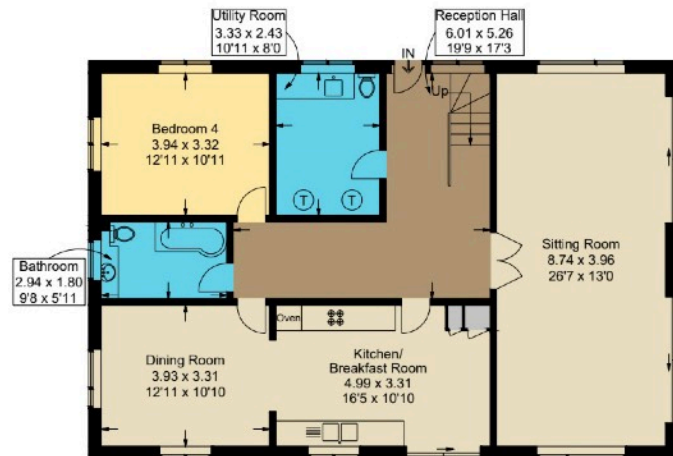
First Floor



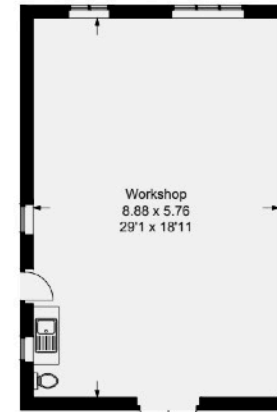
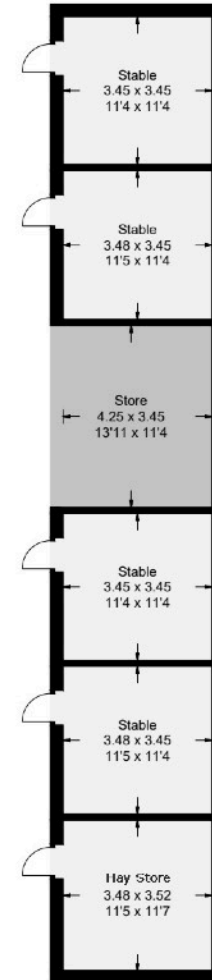
First Floor



Ground Floor



Ground Floor



Outbuildings

= 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.



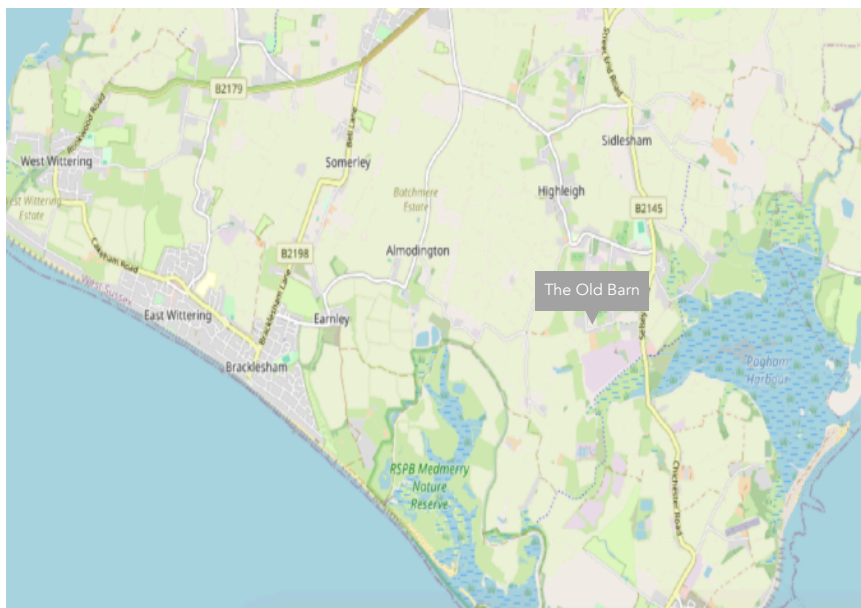
Goodwood Racecourse



Goodwood Revival



West Wittering miles of sandy beach



## COMMUNICATION TRAVEL LINKS

Chichester mainline rail station fast links to London/Waterloo via Havant (95mins) and London/Victoria (96mins). The A3 (M) motorway is about 18 miles to the West, connecting to the M25 Junction 10 and to central London/Westminster (76miles) and airports at Heathrow (72miles) or alternatively Gatwick via A27/A24 (48miles). Southampton International airport (38miles), Portsmouth (20miles), both cities have ferry services to the Isle of Wight, The Channel Isles and Europe. Distances are approximate and times may change.

**SERVICES:** Mains electricity, water and private drainage  
Underfloor heating, Air source heat pump  
Separate Air source hot water system

**Council Tax Band:** B Year 2025/26 £1,924.43

The Old Barn: **EPC Rating: B** The Annexe **EPC Rating: D**

**NOTE:** CHALK LANE AND COW LANE MANAGEMENT LIMITED  
Company number 02795247 Annual Owners contribution £100.

**LOCAL AUTHORITY:** Chichester Council 01243 785166



Chichester Marina

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## Viewing by Appointment

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