Highleigh Barn

Highleigh, Chichester, West Sussex



Michael Cornish

PROPERTY SALES & ACQUISITIONS





Chichester Harbour and The South Downs

Highleigh Barn

Bremere Lane, Highleigh, Chichester, West Sussex, PO20 7BN

A stunning and beautifully appointed detached barn conversion and annexe, in all 5 bedrooms, 5 bathrooms, (4 en-suite), barn approx. 3,678 sqft and annexe approx. 593 sqft. Set within lovely grounds approached from a long driveway with park like gardens and grounds, including two driveways and detached oak framed barn, in all set in about 2 acres, within about 3 miles of two marinas and 5 miles to beaches at the Witterings.



Nearby countryside within easy reach of Chichester Marina

THE PROPERTY

MAIN BARN GROUND FLOOR

Spectacular Reception Hall
Two Bedrooms, both with en-suite Bathrooms
Large Sitting room with Fireplace, Large Study
Kitchen/Breakfast Room, Utility Room, Cloakroom/wc
Dining room, door to Double Garage
Underfloor heating (water system) to ground floor and Radiators first floor

MAIN BARN FIRST FLOOR

Magnificent Vaulted ceiling with two Galleried landings
Principal Bedroom, ensuite Bathroom and separate Dressing room
Further Bedroom, ensuite Bathroom and separate Dressing room
Two new Boilers (oil fired) August 2026

From attached Double Garage door to:

SELF-CONTAINED ANNEXE

Sitting room/Kitchen/Dining room, Bedroom
Cloakroom/wc, Separate Shower room/wc
Patio rear garden area, parking area at the front

OUTSIDE

Entrance leads to gravelled parking area, providing space for at least 6 vehicles
Second gated entrance leads to a large gravelled parking area and Detached workshop
Detached Triple bay Oak framed Barn with remote control electric doors
Outstanding gardens with bespoke Octagonal Summer house
Wonderful superbly kept grounds
In all, set in approx. 2 acres

THE PROPERTY

Highleigh Barn is a magnificent and beautifully presented detached barn conversion of immense charm and character with an attached self-contained Annexe. The accommodation is light airy and versatile comprising: a spectacular welcoming reception hall with two galleried landings and lovely exposed beams, two ground floor bedrooms with en-suite bathrooms, a large sitting room with an impressive fireplace and wood burning stove, separate large study, Kitchen/Breakfast Room with a good range of wall and base units, polished granite worktops/breakfast bar and appliances including a two oven range and hob, Utility Room and Cloakroom/wc, Dining room patio doors to the rear garden and door to attached Double Garage, which has a door to the self-contained Annexe, comprising: Sitting/Kitchen/Dining room, Bedroom, Cloakroom/wc, Separate Shower room, patio doors to the rear garden area and parking area at the front. From the reception hall two staircases rise to the spectacular galleried landings with doors leading to a principal bedroom with en-suite bathroom and separate dressing room and from the other staircase and landing a door leads into another bedroom with an en-suite bathroom and separate dressing room. **Gardens & Grounds** are beautifully landscaped with a fantastic manicured hedge feature and various trees and border hedges, large expanses of lawn form the focal point of the garden with a bespoke octagonal summer house and gate leading to the additional land and at the front of the main barn there is an entrance leading to gravelled parking area, providing space for at least 6 vehicles. A second entrance with five bar timber gates open into a large gravelled parking area with a detached triple bay oak framed barn with remote control electric doors, and a detached workshop. The additional land may have potential for horses etc. **In all, set in gardens and grounds of about 2 acres.**















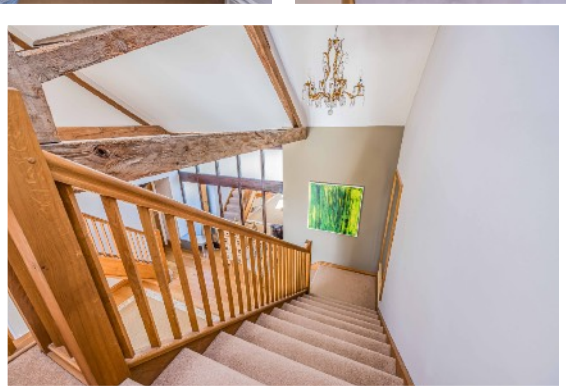




MAIN BARN Ground Floor Bedrooms











MAIN BARN First Floor



MAIN BARN First Floor Principal Bedroom


BREAD

















ANNEXE



















Highleigh Barn, Bremere Lane, Highleigh, PO20 7BN

Main Barn = 341.7 sq m / 3678 sq ft
Attached Double Garage = 27.6 sq m / 297 sq ft
Self Contained Annexe = 55.1 sq m / 593 sq ft
Detached 3 Bay Oak Framed Barn = 78.1 sq m / 840 sq ft
Workshop = 8.8 sq m / 95 sq ft
Summer House = 7.3 sq m / 79 sq ft
Total = 518.6 sq m / 5582 sq ft



=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

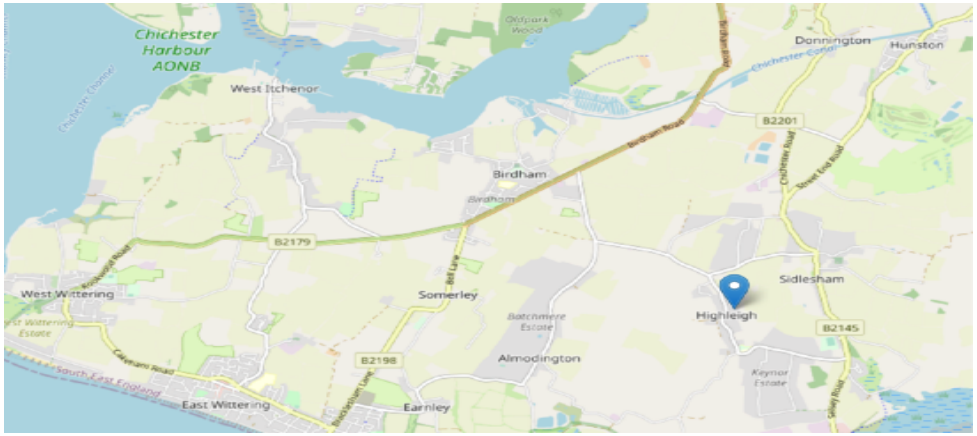

Goodwood Revival


Chichester Marina


West Wittering

HIGHLEIGH & CHICHESTER

Highleigh is a well regarded village in the parish of Sidlesham located about 4 miles south of Chichester city centre and nearby there is a popular primary school and the 13th-century church of St Mary Our Lady. Sidlesham Common is surrounded by hundreds of acres of farmland with stunning views towards the South Downs. To the south there are lovely walks at Pagham Nature Reserve and The Crab & Lobster Inn at Sidlesham Quay. There is a local public house/restaurant and a local fuel garage for everyday shopping. Chichester Golf club at Hunston is about 2 miles. 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. There are sailing clubs at Itchenor and West Wittering. The Witterings are immensely popular for windsurfing, kitesurfing, spectacular wing-foiling and paddle boarding. There are miles of sandy beaches at the Witterings, which has been awarded the 'Blue Flag' international status for excellence. 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. 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, The Prebendal school, Oakwood, Slindon College, Great Ballard, Dorset House, Seaford College and Westbourne House.



SERVICES: Mains electricity, water, drainage and oil fired heating.
Highleigh Barn
Council Tax band: G Year 2026/27 £4,123.80 **EPC Rating**: **C**
Highleigh Barn Annexe:
Council Tax band: A Year 2026/27 £824.76 **EPC Rating**: **D**
Tenure: Freehold
LOCAL AUTHORITY: Chichester Council 01243 785166

COASTAL & COUNTRY PURSUITS

Chichester is renowned for its sailing amenities, country pursuits and attractions: the Goodwood Festival of Speed, 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. The South Downs National Park provides miles of footpaths and bridleways. There are miles of sandy beaches at the Witterings. Chichester has about 17 miles of harbour channels with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina) and in all 14 sailing clubs locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College & Gardens, Arundel Castle, Fishbourne Roman Palace, Stansted Park, Petworth House, and Goodwood House.

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) and Portsmouth (20miles), both cities have ferry services to the Isle of Wight, The Channel Isles and Europe. Distances are approximate and times may change.

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Viewing by Appointment

Michael Cornish - Chichester
M: 07917 428464
W: 01243 790656
property@michaelcornish.co.uk
www.michaelcornish.co.uk

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