



Faraday / Sidlesham / PO20 7NF

Guide Price £1,500,000    Freehold



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Lettings & Estate Agents

## Faraday / Sidlesham

Guide Price £1,500,000

- Eco detached home
- 3-4 bedrooms
- Large west facing rear garden
- Outbuildings and a garage
- Additional substantial storage
- Council tax band - E at the property
- EPC - A

This stunning, architect-designed eco home is set far back from the road, creating an exceptional sense of privacy and calm from the moment you arrive. Built to an exacting standard, the bespoke property incorporates 23 solar panels, a 9kW storage battery, an air-source heat pump, MHVR system, triple glazing and an EV charger—an impressive suite of features that delivers both sustainability and comfort. The current owners have crafted contemporary, light-filled interiors that draw the eye out to the beautifully planned garden, allowing the landscape to become a defining part of the home's atmosphere.

To the rear, a spacious living area forms the natural heart of the property. Bathed in westerly light, this open-plan sitting, dining and kitchen space enjoys seamless access to two generous south- and west-facing terraces—perfect settings for entertaining or quiet evenings overlooking the garden. A double-sided wood burner lends warmth and character, complementing the bespoke kitchen with its fitted units and central island.

### Accommodation

Arranged over one level, the accommodation is thoughtfully planned and beautifully presented. A generous entrance hall leads to a central corridor, off which sit two double bedrooms with built-in storage and a



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well-appointed utility room. Further along is the en-suite principal bedroom, complete with walk-in wardrobe, a modern family bathroom, and an office/bedroom four. The rear living space, with its wonderful outlook and direct garden access, provides a tranquil backdrop to everyday life.

#### Outside

The house sits within a plot of approximately one acre, with the main west-facing garden forming a truly peaceful retreat. Largely laid to lawn and bordered by mature trees, shrubs and vibrant planting, the garden offers a sense of seclusion rarely found so close to local amenities. A selection of useful outbuildings—ideal for boat, dinghy or car storage—accompany a garage positioned beside the house. The long private driveway, running from the lane to the property, further enhances the feeling of approach and privacy while providing ample parking.

#### Location

Situated at the end of a private drive on the southern edge of Sidlesham, the property enjoys a quietly positioned yet well-connected setting. The village benefits from a beautiful foreshore adjoining the Pagham Harbour Nature Reserve, popular with walkers and birdwatchers alike. Local facilities include a primary school, pre-school, church and a well-regarded public house, with several sailing clubs nearby. The historic Cathedral city of Chichester lies approximately five miles to the north, offering an excellent range of shops, cafés, restaurants and cultural attractions, including the Festival Theatre and Pallant House Gallery, as well as a mainline station with services to London Victoria. Beyond Chichester, the South Downs National Park and the Goodwood Estate provide outstanding leisure and recreational opportunities.

#### Information

Tenure - Freehold

Council Tax Band - E

EPC - A

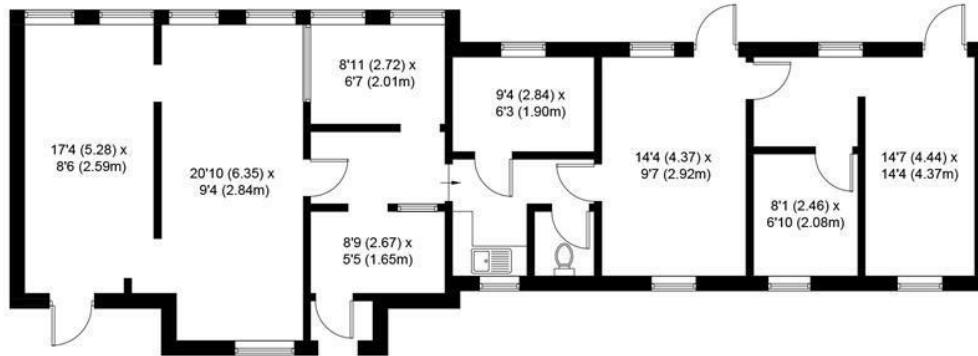
Agents Note: Upon acceptance of an offer, Hancock and Partners will complete an online identity check via Lifetimelegal. The cost of this check is £58 including VAT per purchase. This charge verifies your identity in accordance with HMRC requirements, and documentation confirming your identity and address will be required.

# Faraday, Ham Road, PO20 7NS

APPROXIMATE GROSS INTERNAL AREA = 1745 SQ FT / 162.1 SQ M

OUTBUILDINGS = 2006 SQ FT / 186.4 SQ M

TOTAL = 3751 SQ FT / 348.5 SQ M

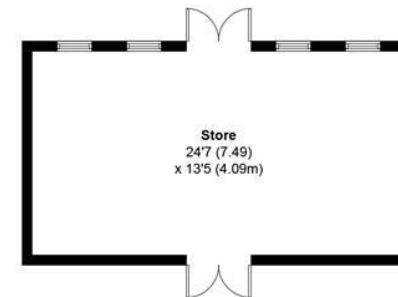


## THE LONG STORE SHED

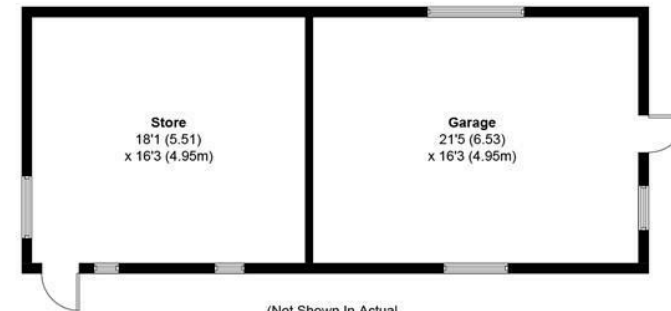
(Not Shown In Actual Location / Orientation)



## GROUND FLOOR



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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. (ID1226060)

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