



Clay Lane | Fishbourne | Chichester | PO18 8BS

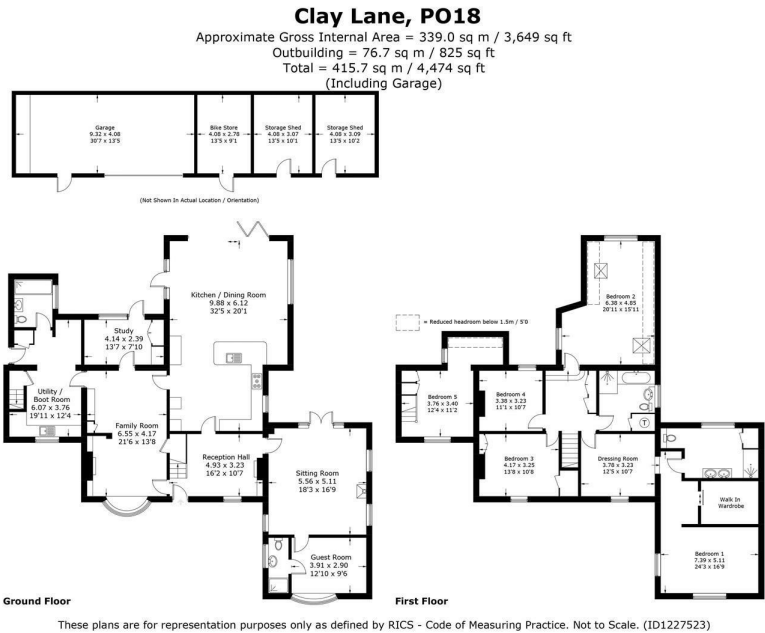
Guide Price £1,500,000



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A superb and substantial family home, which has been much improved by the present owners. The house sits on a plot of just over one acre. Langley Cottage has a large modern kitchen/dining area with bi-fold doors opening onto the rear garden. The accommodation comprises of a sitting room, family room, study, boot/utility room, six bedrooms with two ensuites and two further family shower/bathrooms. The master suite has a large dressing area with walk in closet and ensuite shower room. There is a substantial level of off road parking as well as 825sqft (77sqm) of outbuildings/garaging.

- A superb period detached house
- Planning ref: 23/02861/FUL
- Popular village of Fishbourne
- Large outbuildings/former stables
- 415.7 sqm / 4,474 sqft (Outbuildings included)
- A little over one acre plot
- Six bedrooms/ Four shower/bathrooms
- Planning permission for six houses at rear



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band **G**
EPC Rating **D**

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