



DANESACRE, MILL LANE, SIDLESHAM



A BEAUTIFUL PERIOD COUNTRY HOUSE IN PRIVATE GROUNDS

Danesacre occupies a prime position in the waterfront hamlet of Sidlesham, immediately south of the cathedral city of Chichester.



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Local Authority: Chichester District Council

Council Tax band: G

Tenure: Freehold

Land: In all approaching 16 acres

Services: Mains water, electricity, drainage and gas-fired central heating. The swimming pool is heated via an oil-fired boiler with its own private supply.



THE PROPERTY

The original heart of Danesacre is believed to be about 400 years old, and part of the property is said to have been an old forge. The property has been significantly added to over the years, with our current clients having fully updated, extended and modernised the property giving us the wonderful family home we see today.

The property offers a wonderful through-flow of accommodation with generous reception space and flexibility of accommodation. The kitchen/breakfast/family room is of an exceptional size with large, glazed doors leading directly out onto the sun terraces and gardens beyond. This area forms a homely heart to the house with a four-oven Aga and slate floors with underfloor heating.









BEDROOMS AND BATHROOMS

To the first floor are four well-proportioned bedrooms, including a generous principal suite. Another of the bedrooms is also en suite, while a large family bathroom services the remaining two bedrooms.

A fifth bedroom is currently arranged as a comfortable sitting room on the ground floor, offering flexible accommodation to suit a variety of needs.







GARDENS AND GROUNDS

The old cottage gardens immediately surrounding the old house are mainly laid to lawn with established shrub borders. The previous owner of the property was an avid gardener, and the gardens here contain some beautiful specimen trees. Sun terraces lead directly off the back of the property, with further paving leading out to the decked area and swimming pool, providing an excellent sheltered and sunny entertaining space in the summer months.

The property further benefits from an extensive landholding to the rear which, with its own gated entrance directly onto the lane, provides additional parking at the rear of the property, and an excellent area, currently for livestock, but would also lend itself incredibly well for equestrian use.

In addition, the house has a productive and mature kitchen garden with fruit and vegetable cages, together with greenhouses and polytunnel, which would make an ideal self-sufficient property in its own right.

The Annexe:

Danesacre also has the benefit of an excellent annexe; perfect for visiting guests or spillover accommodation as needed. Further to this is the excellent home office – a self-contained Scandinavian style building with excellent insulation and double glazing – ideal for home working year-round.





SITUATION

Danesacre occupies a prime position in the waterfront hamlet of Sidlesham, immediately south of the cathedral city of Chichester. A remarkably tranquil hamlet, Sidlesham is home to the famous Crab and Lobster restaurant and boutique hotel, offering some of the finest seafood in the country in an informal and relaxed atmosphere. Sidlesham is just outside the Chichester Harbour area of outstanding natural beauty and forms part of the Pagham Harbour RSPB reserve. Chichester itself provides a comprehensive range of shops, bars and restaurants arranged partly within the ancient walls, now a pedestrianised area. The arts are well catered for as the city is home to the internationally renowned Festival Theatre, Minerva Theatre and Pallant House Gallery, which houses one of the most significant modern art collections on the south coast.







Approximate Gross Internal Area

Main House 2,957 sq. ft / 274.74 sq. m
 Annex 788 sq. ft / 73.23 sq. m
 Outbuilding 1,498 sq. ft / 139.17 sq. m
 Total 5,243 sq. ft / 487.14 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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We would be delighted
to tell you more.

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