

3 Lye Lane | Chichester | PO18 9BD

Guide Price £549,950

hancock
EST. 1991
Lettings & Estate Agents

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- Semi Detached Home in Quiet Hamlet
- Large Kitchen Breakfast Room
- Sizeable Rear Garden
- Plenty of Off Road Parking
- Rural Location
- Council tax – C

A charming three-bedroom home enjoying a wonderful rural setting in the sought-after hamlet of West Stoke, just moments from the beautiful Kingley Vale Nature Reserve, with far-reaching views across open farmland and generous gardens.

Set back from the lane, the property immediately benefits from a lovely sense of privacy, with a generous driveway providing ample off-road parking. The entrance opens into a useful lobby area, ideal for coats, boots and outdoor essentials – particularly welcome after exploring the many walks and bridleways on the doorstep.

The spacious kitchen is a particularly appealing feature, centred around a traditional wood-fired AGA and offering an abundance of cupboard and worktop space, together with room for additional appliances and a breakfast table. A door leads through to a separate utility and storage room, which also benefits from a cloakroom.

The light and airy living room provides a lovely space in which to relax, with two sets of sliding doors opening directly onto the rear garden, creating an enjoyable connection between the house and its outdoor







what3words ///

shifts.strength.reckon











surroundings.

To the first floor, there are two well-proportioned double bedrooms, both enjoying attractive views across the surrounding farmland, together with a further bedroom and family bathroom.

Outside

The property enjoys generous outside space to both the front and rear. To the front, a substantial driveway provides parking for several vehicles, alongside a raised lawn.

The rear garden is a real highlight, offering a variety of areas to enjoy throughout the seasons. There is a paved patio with pergola, ideal for outdoor dining and entertaining, alongside a vegetable patch, garden shed, summerhouse and glasshouse. The garden offers plenty of scope for keen gardeners, those who enjoy spending time outdoors or simply anyone looking to make the most of this peaceful countryside setting.

Location

West Stoke is a delightful rural hamlet nestled within the South Downs National Park, approximately three miles north of the historic Cathedral City of Chichester. Renowned for its beautiful countryside and access to the surrounding landscape, the area is particularly appealing to those who enjoy walking, cycling and outdoor pursuits, with the stunning Kingley Vale Nature Reserve and miles of footpaths and bridleways close at hand.

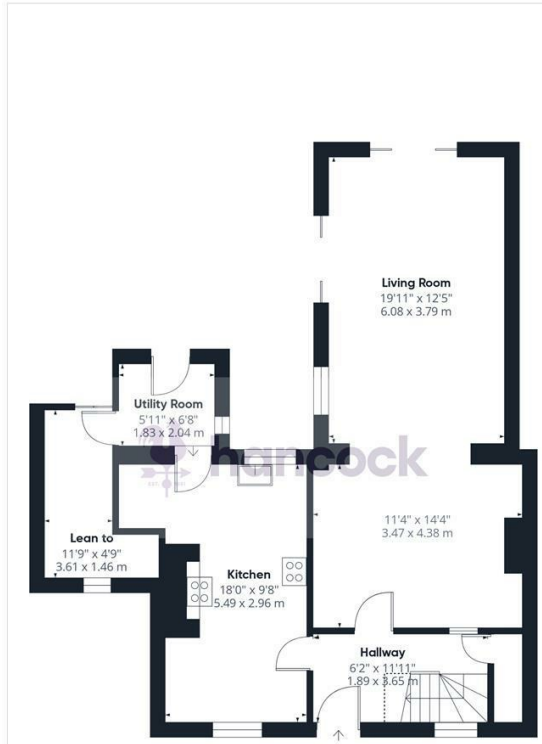
The hamlet itself has a village church, village hall and popular café, while the renowned Goodwood Estate is also nearby, offering a wealth of events and attractions throughout the year. The historic city of Chichester provides a more comprehensive range of shops, restaurants, cafés, leisure facilities and cultural attractions, together with a mainline railway station offering services to London Victoria.

Information
Tenure - Freehold
Council Tax Band – C
Broadband Speed - Up to 36 Mbps
Mobile Coverage - EE, Three, O2

Agents Note: Upon acceptance of an offer, Hancock and Partners will complete an online identity check. The cost of this check is £24 including VAT per purchase. This charge verifies your identity in accordance with HMRC requirements, and documentation confirming your identity and address will be required.









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Approximate total area[1]
1182 ft²
109.8 m²

Reduced headroom
12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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