Church Farm
Appledram Lane South
Chichester

Strutt & Parker

Land and property. Since 1885.

1,267 sq ft (118 sq m) | Freehold
4 bedrooms | 2 reception rooms
Stables and outbuildings

Guide price £995,000

A charming flint-faced period home set within established gardens, with versatile outbuildings and peaceful countryside views in a highly sought-after location near Chichester.

Church Farm dates back to the late 1800s and is a picturesque period residence featuring striking flint and brick elevations, characteristic of the local Sussex vernacular. The property combines traditional character with comfortable modern living, offering a wonderful rural lifestyle complemented by a range of ancillary buildings and over 1,200 sq ft of accommodation.

The ground floor is centred around two inviting reception rooms. The generous sitting room features a substantial brick-built fireplace with a wood-burning stove and doors opening directly to the gardens, while the separate dining room provides an elegant space for entertaining, complete with a handsome original fireplace. The updated kitchen is both practical and attractive, featuring tiled flooring and a range of fitted cabinetry, with direct access to the garden.

On the first floor are four bedrooms. The principal bedroom is a bright and well-proportioned space with a modern en suite shower room and dressing area. Three further bedrooms, one currently used as a home office, are served by a well-appointed family bathroom.

The property sits within generous wrap-around gardens of approximately half an acre, predominantly laid to lawn and enjoying a high degree of privacy. Mature trees, colourful borders and a productive vegetable garden with raised beds enhance the setting. A private driveway provides ample parking and leads to an impressive collection of outbuildings, including a detached laundry and store building, a double garage with a granary above, and a substantial barn block. Extending to more than 1,100 sq ft, the single storey barn offers exceptional flexibility for workshop space or potential conversion, subject to the necessary consents.

Location

Church Farm enjoys a sought-after semi-rural setting in Apuldram, on the south-western edge of Chichester, surrounded by attractive countryside and close to the scenic waters of Chichester Harbour National Landscape. The historic cathedral city of Chichester provides a wide range of shopping, leisure, and cultural amenities, including supermarkets, restaurants, cafés, and the renowned Festival Theatre, while the coastal villages of Bosham, Itchenor, and the Witterings are all within easy reach. Chichester Marina and Dell Quay Sailing Club are close by for watersports enthusiasts as well as a popular waterside pub. Portsmouth offers further facilities, and the South Downs National Park lies to the north.

Education is well served, with highly regarded independent schools nearby, including The Prebendal School, Westbourne House School, and Great Ballard School, alongside Oakwood School.

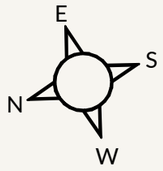
Transport connections are excellent, with rail services from Chichester to London Victoria and Gatwick Airport, and the A27 providing links to Portsmouth, Brighton, and the wider motorway network via the A3(M) and M27.

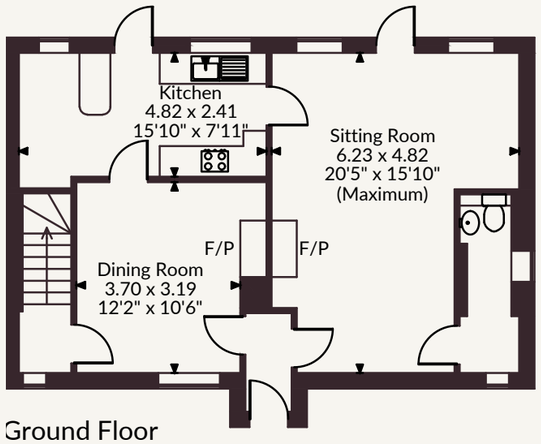
Postcode region: PO20

General

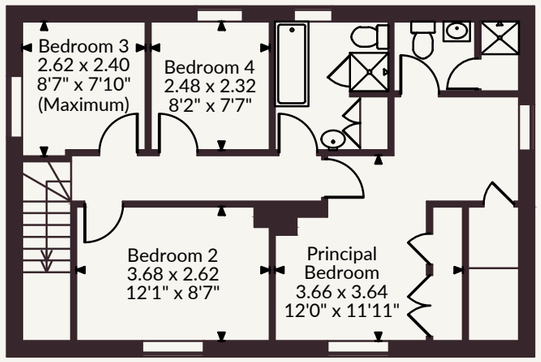
Local Authority: Chichester District Council
Services: Mains electricity and water, LPG gas and boiler. Private drainage - we understand this does not comply with current regulations.
Council Tax: Band G
EPC Rating: F
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Church Farm, Appledram Lane South, Chichester
Main House internal area 1,267 sq ft (118 sq m)
Garage Building internal area 843 sq ft (78 sq m)
Outbuilding internal area 1,622 sq ft (151 sq m)
Total internal area 3,732 sq ft (347 sq m)

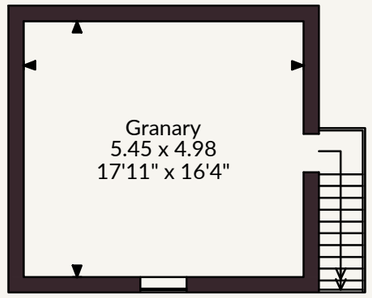




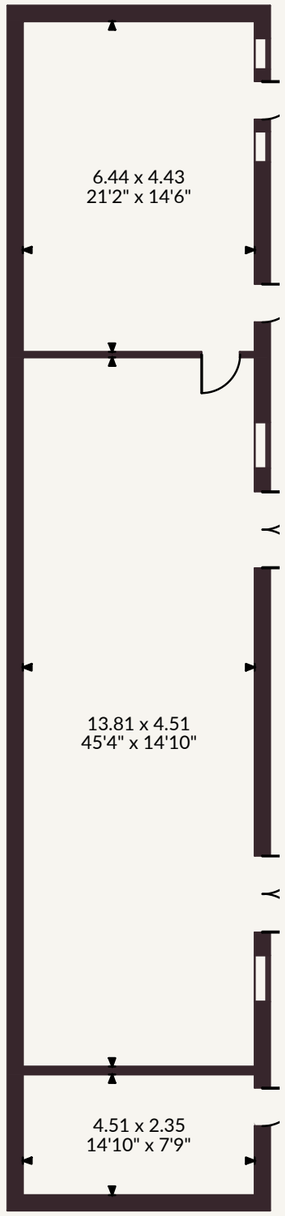
Ground Floor



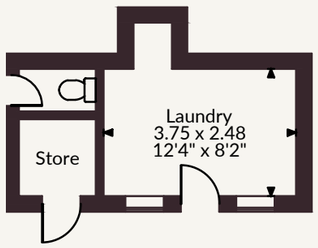
First Floor

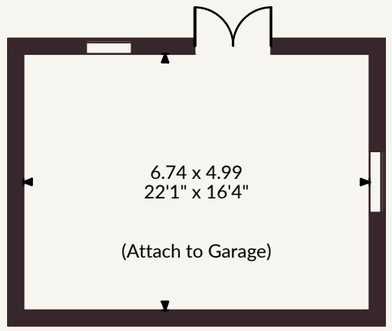


Floor Above
Double Garage

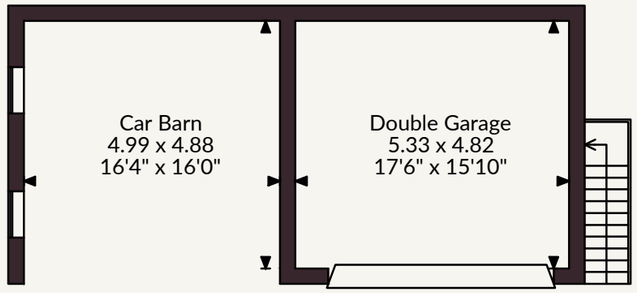


Single Storey Barn





Summer House



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Strutt & Parker Chichester
31 North Street, Chichester PO19 1LY
01243 832600 chichester@struttandparker.com

@struttandparker struttandparker.com

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