



10 Bremere Lane
Highleigh, Chichester, West Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP



A superb five-bedroom detached home with beautiful styling, in a peaceful and picturesque position

A handsome family home with beautifully appointed accommodation and splendid gardens, set in a peaceful village position and surrounded by beautiful countryside. The property lies in a sought-after location within easy reach of Chichester, but also only moments from the beautiful beaches and sailing of the Manhood Peninsula and Chichester Harbour.



5 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE



GARDENS & GYM



FREEHOLD



VILLAGE



4,612 SQ FT



**£1,595,000
GUIDE PRICE**



The property

10 Bremere Lane is a substantial and highly attractive detached family home, providing five bedrooms and more than 3,000 square feet of spacious, comfortable accommodation with an elegant contemporary finish throughout. The property lies on a peaceful residential cul-de-sac and features elevations of red brick, tile and exposed timber framing, while inside the reception rooms are light, airy and beautifully presented.

There is a welcoming reception hall at the entrance, with picture frame wall panelling and a turned staircase leading to the galleried first-floor landing. Double doors lead to the main formal 23ft reception room, with a fireplace fitted with a log burner and a triple aspect, including French doors opening to the rear garden. Double doors also lead from the entrance hall to the formal dining room, which has bespoke shelving and storage and also features French doors to the patio area. The ground floor also has a study with built-in desk and storage space, and a relaxed family room or sitting room, while the open-plan

kitchen and breakfast room provides further space for everyday living or entertaining. The stunning kitchen/breakfast room has contemporary units in grey, a central island and integrated appliances, while the breakfast area has skylights overhead and bi-fold doors to two aspects, welcoming the outside in. An adjoining utility room offers further useful space for home storage and appliances.

Upstairs, the galleried landing leads to five double bedrooms, two of which are en suite. These include the luxury principal bedroom with dressing room and en suite bathroom, with bathtub, a separate shower and dual washbasins. The second bedroom benefits from an en suite shower room with a large rainfall shower. The accommodation is completed by a further contemporary family bathroom.









Outside

At the front of the property, a five-bar wooden gate opens onto the gravel driveway, which is lined by high hedgerows and provides parking for several vehicles, as well as access to the detached garaging block. The garage benefits from a side store and a first-floor room, which could be used for storage or as an office or studio space. The front gardens are well-tended with small areas of lawn and border beds with various shrubs, while at the rear, the garden includes spacious patio areas and gravel terracing, a covered sitting area and beautifully maintained lawns, bordered by hedgerows and mature trees, and backing onto open fields. Further outbuildings include a greenhouse and a garden cabin, which is currently used as a home gym.

Location

The small village of Highleigh is located just over four miles south of the popular and historic cathedral city of Chichester, just outside the beautiful countryside of the Chichester Harbour National Landscape. Nearby, Sidlesham has a primary school and well regarded

local bar/restaurant, The Crab & Lobster, for fine dining. Birdham has a variety of day-to-day amenities, including a village church, primary school and village store. Selsey is within five miles and has a variety of shops and large supermarkets, while Chichester's city centre is a similar distance away, offering a range of shops, bars and restaurants and the Festival Theatre and Pallant House Gallery. Goodwood offers a horseracing calendar and events for motoring enthusiasts as well as golf, a country club and an Airfield. Excellent state and independent schools are available in the area. Secondary schooling is available in Selsey at The Academy, and in Chichester, including the outstanding-rated Bishop Luffa School.

Excellent state and independent schools are available in the area. Transport links from the area are excellent, with the A27 providing access towards the A3 and M27, plus mainline train services from Chichester to London Waterloo (90 minutes).



Distances

- Chichester city centre 4.5 miles
- Selsey 4.5 miles
- West Wittering 5.0 miles

Nearby Stations

- Chichester

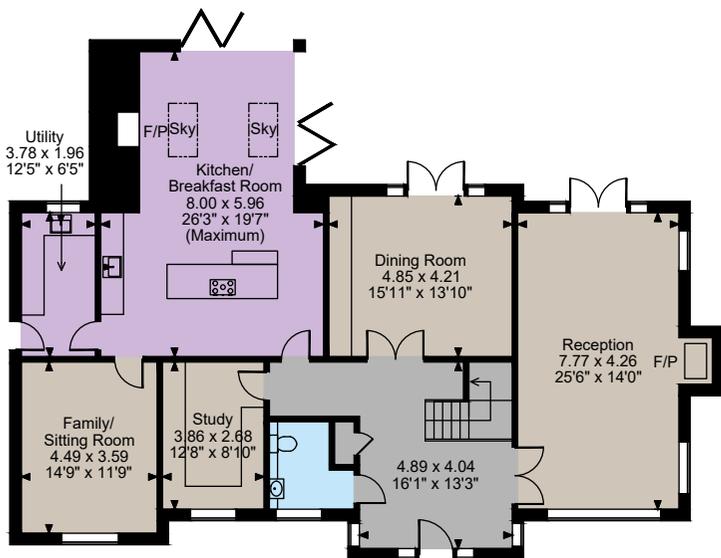
Key Locations

- Itchenor Sailing Club
- West Wittering Beach
- Chichester Marina
- Chichester Festival Theatre & Cathedral
- The Goodwood Estate
- South Downs National Park

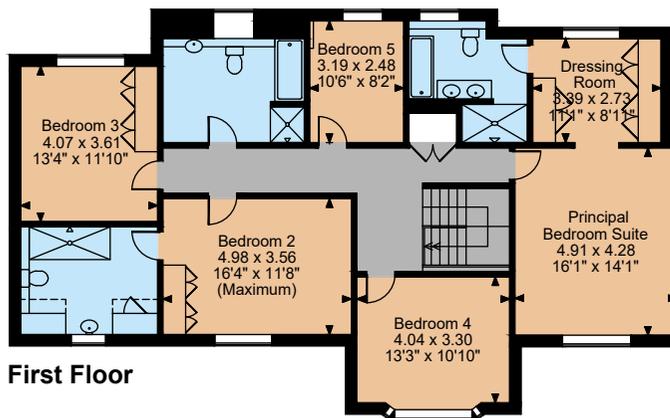
Nearby Schools

- Bishop Luffa School
- The Prebendal School
- Westbourne House

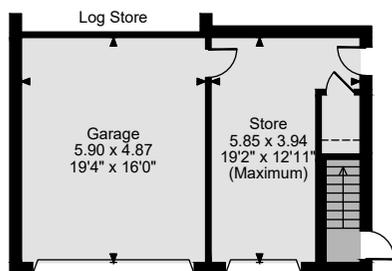




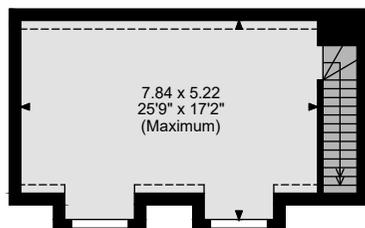
Ground Floor



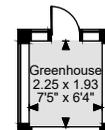
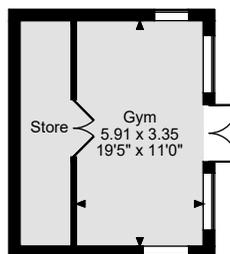
First Floor



Garage Ground Floor



Garage First Floor



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Floorplans

Main house internal area 3,180 sq ft (295 sq m)
Garage building internal area 967 sq ft (90 sq m)
Outbuildings internal area 434 sq ft (40 sq m) Total
internal area 4,581 sq ft (426 sq m)
For identification purposes only.

Directions

PO20 7BN

what3words: ///scared.visions.mammoths - brings you
to the driveway

General

Local Authority: Chichester District Council

Services: Mains gas, electricity, water and drainage

Mobile and Broadband checker: Information can be
found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

Wayleaves and easements: The property is sold
subject to any wayleaves or easements, whether
mentioned in these particulars or not.

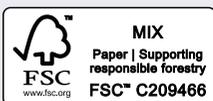
Chichester

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