



Dellfield, Church Lane, Boxgrove, Chichester,
West Sussex

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Dellfield, Church Lane, Boxgrove, Chichester, West Sussex PO18 0ED

A detached family home in a much favoured village with self-contained annexe, swimming pool and delightful gardens with far reaching views

Chichester 3 miles, Chichester train station 4 miles, Arundel 7.7 miles, Petworth 11 miles, Gatwick Airport 43 miles

Reception hall | Sitting room | Dining room
Study | Garden room | Kitchen/breakfast room
Utility | Cloakroom | Principal bedroom with en suite bathroom | 2 Further bedrooms, 1 en suite
Family bathroom | Balcony | Studio/annexe/
bedroom 4 with bathroom and kitchen
Outbuildings comprising office, summer house,
pool store, storage | Double length car port
Swimming pool Garden | EPC rating E

The property

Offering flexible, light and airy accommodation, Dellfield has a free-flowing layout and provides a living environment ideally suited to modern family lifestyles. The reception hall gives access into a spacious sitting room with alcove to sliding doors which provide a route to the garden. Bi-fold doors to the adjoining light-filled garden room and in turn to a formal dining room affords a sociable setting, with a further versatile reception room currently presenting as a study. Fitted with wall and base level cabinetry, with mosaic splashback tiling, the generous kitchen has a red Aga stove at its heart and offers an area for informal dining. A dog-leg staircase rises from the front hallway to the first floor accommodation where elevated views over the surrounding terrain can be enjoyed. There are three bedrooms and a family bathroom on the upper level, with the

principal room having access to an en suite bathroom, along with a second room which also benefits from access to a balcony space. Further accommodation is provided by a flexible-use self-contained annexe providing a fourth bedroom. It features a vaulted ceiling with beam framework and offers a well-appointed kitchen area and bathroom.

Outside

Dellfield is approached via a quiet lane in a secluded setting with a beautifully maintained south facing garden. A swathe of lawn is framed by attractive flower beds filled with colourful shrubs and perennial plants. At the far margin of the garden is an enclosed heated swimming pool. A garden office with electricity, perfect for home working, overlooks the pool. A summerhouse and a terrace adjoining the rear of the house provide a sunny setting for outdoor dining and relaxation. Just beyond the bounds of the plot, there are footpaths for walking enthusiasts, and glorious far-reaching views of the South Downs.

Location

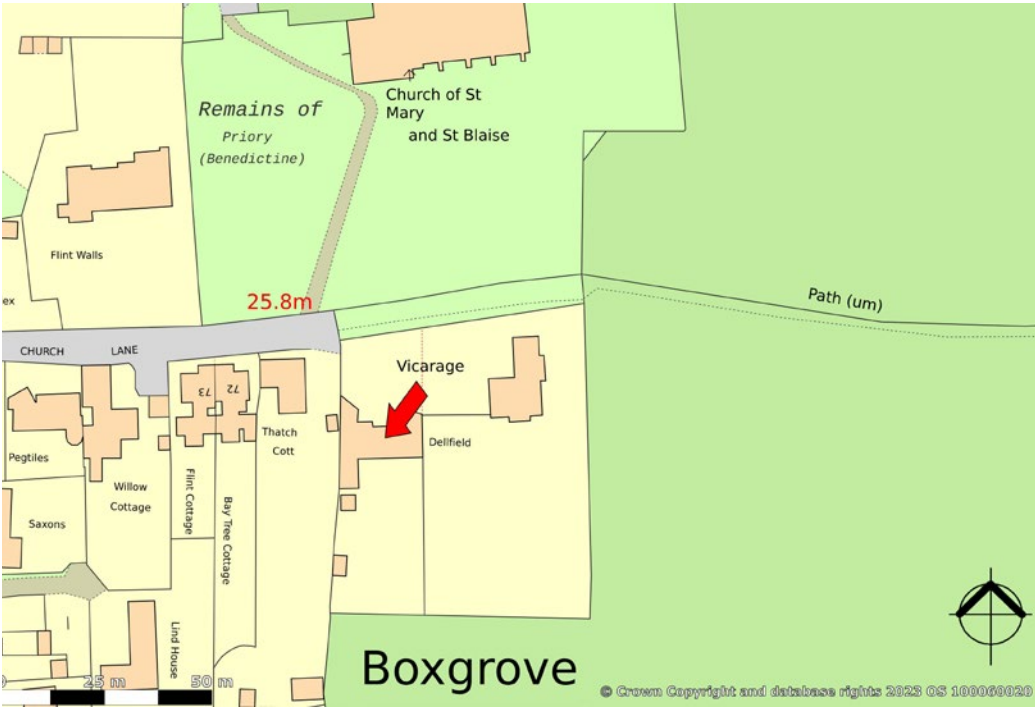
Dellfield is situated in the unspoilt downland village of Boxgrove, in a tucked away position opposite the ruins of the c. 12th century Benedictine Priory and the Parish Church. The village offers a village store/post office, village hall and primary school. The renowned Tinwood Vineyard and Goodwood Estate are just a mile distant. The Estate hosts horse racing events, the Festival of Speed and Revival. Sailing may be enjoyed from the many centres around Chichester Harbour and bathing and windsurfing from the beaches at the Witterings. The Cathedral City of Chichester offers a wide range of cultural, leisure and shopping facilities, including the renowned Festival Theatre and Pallant House Gallery. Chichester mainline station provides train services to London Victoria via Gatwick and to London Waterloo via Havant, whilst motorists have easy access to the A27, which links to the A23 and the A3(M). Excellent schooling can be found in the vicinity in both state and independent sectors.













Floorplans

House internal area 2,880 sq ft (267.6 sq m)
 Outbuilding internal area 265 sq ft (24.6 sq m)
 Total internal area 3,145 sq ft (292.2 sq m)
 For identification purposes only.



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

From the A27/Chichester By-pass, take the exit at the Boxgrove Roundabout onto The Street, sign-posted to Boxgrove & Halnaker. After approximately 500 metres, take the turn on the right to join Church Lane where the entrance to the property will be found at the end of the lane.

General

Local Authority: Chichester District Council
Services: Mains electricity, gas, water, drainage
Council Tax: Band G
Tenure: Freehold
Guide Price: £995,000

Chichester

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