



# Daggle Cottage

Church Road, Aldingbourne, West Sussex



BNP PARIBAS GROUP



## A delightful period cottage with beautiful gardens and a self-contained annexe, in a picturesque village setting

A charming period cottage with flexible, attractive accommodation and delightful gardens, backing onto a Grade I Listed church in the tiny village of Aldingbourne. The property features light, airy living space with neutral styling and several character features, while there is also a useful one-bedroom annexe.



**4 RECEPTION ROOMS**



**6 BEDROOMS**



**4 BATHROOMS**



**OUTSIDE**



**GARDEN**



**FREEHOLD**



**VILLAGE**



**4,546 SQ FT**



**£1,795,000  
GUIDE PRICE**



### The property

Daggle Cottage is a fine period property, set in a conservation area in the heart of the tiny village of Aldingbourne, within five miles of Chichester. The property features splendid cobbled elevations and offers more than 4,500 square feet of beautifully presented and modernised accommodation, combining character features with elegant, understated modern décor and fittings.

The main house has two comfortable and well-proportioned reception rooms on the ground level, including the drawing room with grand inglenook fireplace and bay window overlooking the rear gardens. There is also a sitting room of similar proportions, with a fireplace and windows to the front and rear, including sliding glass doors opening onto the gardens. The sitting room provides space for both a seating area and a family dining table, and adjoins the superbly appointed kitchen and breakfast room in a semi open-plan layout. The kitchen has further sliding glass doors, adjacent to the sitting room, creating a corner opening which allows a real

connection to the outside space. There are fitted shaker-style units, a central island and a range cooker, plus further storage and space for appliances in the utility room.

The first floor of the main house has three well-presented double bedrooms, including the principal bedroom with a large dressing room and luxury en suite bathroom, which has a bathtub and a separate shower unit. The first floor also has a family bathroom. Stairs lead to the second floor, where there is an additional double bedroom.

Adjoining the main house, the annexe provides useful additional accommodation, either for family members, or for potential use as a rental property. It includes a comfortable sitting room and a well-equipped kitchen, plus a ground-floor bedroom with an en suite bathroom. Upstairs, there is a further double bedroom with an en suite bathroom. Joining the main house via internal doors, the annexe could also be incorporated into the main home if required.





















## Outside

The property sits in a prime village location, in just over 0.7 acres, backing onto the handsome Grade I Listed St. Mary the Virgin Church. At the entrance, security gates open onto the gravel driveway, which leads to the detached single garage. Further parking is available in the integrated garage, which is accessible via the private lane at the side. The mature gardens are mostly south-facing and feature a large patio area for al fresco dining extensive rolling lawns, border hedgerows and mature trees, and a vegetable garden with raised beds. There is also a timber-framed storage shed and a summer house.

## Location

The tiny village of Aldingbourne lies in a well-connected rural setting close to Tangmere and within easy reach of Chichester. Nearby Oving has a village hall and a popular public house, while everyday shopping is available in nearby Tangmere, as well as a medical centre, dental surgery, church and community hall. The cathedral city of Chichester, about five miles to the west, offers a wide range of cultural, leisure and

shopping facilities, including the renowned Festival Theatre and Pallant House Gallery. Goodwood, to the north, is well known for its horse racing events in addition to the Festival of Speed and Revival Meetings which it hosts. A country club at Goodwood also offers golf, swimming and tennis. Sailing may be enjoyed from the many centres around Chichester Harbour and bathing and windsurfing from the beaches at the Witterings.

Chichester has a mainline railway station with services to London (Victoria) and Gatwick, and the A27 provides a link to other South Coast towns.



## Distances

- Oving 1.9 miles
- Tangmere 2.2 miles
- Chichester 5.0 miles
- Arundel 6.9 miles
- Littlehampton 7.8 miles

## Nearby Stations

- Chichester

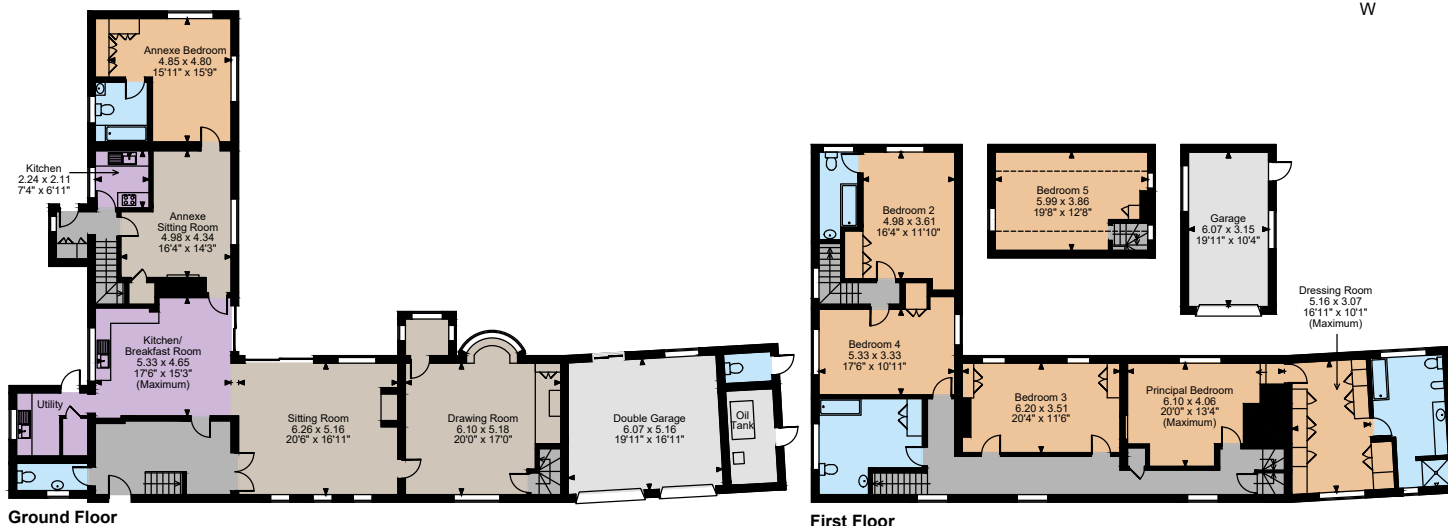
## Key Locations

- Itchenor Sailing club
- West Wittering Beach
- Chichester Marina
- Chichester Festival Theatre
- Chichester Cathedral
- The Goodwood Estate
- South Downs National Park
- Tinwood Vineyard

## Nearby Schools

- Seaford College
- Great Ballard
- Westbourne House
- Aldingbourne Primary
- St. Phillip Howard





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

□ □ □ Denotes restricted head height

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## Floorplans

House internal area 4,546 sq ft (422 sq m)  
(Excluding Restricted Head Height & Including  
Garage & Annex)  
For identification purposes only.

## Directions

PO20 3TT

what3words: ///segmented.gladiator.struts - brings  
you to the driveway

## General

**Local Authority:** Arun District Council

**Services:** Mains electricity and water. Oil fired  
condensing 'A' rated boiler. Private drainage.

We understand that the private drainage at this  
property may not comply with the relevant  
regulations. Further information is being sought.

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

**Council Tax:** Band H

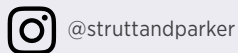
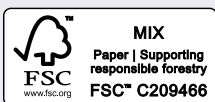
**EPC Rating:** F

## Chichester

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