

Rose Lyn, Cot Lane,
Chidham, West Sussex



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An aerial photograph of a large, two-story brick house with a modern glass extension. The house features a gabled roof with multiple chimneys. The extension has large glass windows and a balcony. The garden is paved with a large patio area, featuring outdoor furniture and two large white umbrellas. The house is surrounded by lush green trees and a clear blue sky.

3,226 sq ft (300 sq m) | Freehold
Stylish interiors | 4 reception rooms
5 bedrooms | 4 bathrooms | Garage

Guide price £1,850,000



An exceptional detached house with contemporary styling, plus extensive, beautiful south-facing gardens, in a highly desirable Chichester Harbour setting.

Rose Lynn is an exceptional 1930's detached house which has been carefully extended with five bedrooms and more than 3,000 sq ft of stylishly appointed accommodation. Set within extensive gardens in the sought-after Chichester Harbour village of Chidham, the house displays brick and cobbled elevations externally, while the interiors have contemporary styling and fittings throughout.

The welcoming reception hall has a spiral staircase leading to the galleried landing above. Off the hall, the substantial drawing room provides generous space for relaxation and entertaining, with sleek tiled flooring, a modern fireplace and south-facing full-height windows and French doors offering views across the gardens. The ground floor also has a home gym and an office providing a quiet space for home working. The magnificent open-plan Sylvarna kitchen and breakfast room provides further informal living space, with sliding glass doors to two aspects connecting the room with the gardens. The kitchen itself has modern fitted units, a central island with Quooker tap and wine fridge, an electric Aga and integrated appliances, while there is also room for a seating area and family dining table.

Upstairs, there are five beautifully presented bedrooms, four of which are doubles, including the luxurious principal bedroom, which has double doors opening to a sunny balcony and a spa-style en suite bathroom with a bathtub and separate walk-in shower. Two further bedrooms have en suite shower rooms, while the first floor also has a family bathroom with an over-bath shower.

A gravel driveway provides access to the home from the road, leading to a parking area with space for several vehicles, there is also a garage, workshop and store. There is also planning permission (Ref: 28/00070/DOM) in place for a garage in the parking area and rebuilding of the present garage to a one bedroom annex. The gardens surrounding the house feature rolling lawns extending approximately 200 ft to the south, together with various mature trees including fruit trees, established border planting and hedgerows. A south-facing patio provides an excellent setting for al fresco dining and entertaining.







Location

The village of Chidham stands within an area of outstanding natural beauty and has a church, excellent primary school and a public house. Local shopping facilities are available at Southbourne and Bosham with more extensive amenities available at the Cathedral city of Chichester to the east which offers a comprehensive range of shops, galleries, museums and restaurants including the renowned Festival Theatre and Pallant House Gallery.

Leisure pursuits include walking and riding in the nearby South Downs National Park and sailing may be enjoyed from the many sailing centres around Chichester Harbour. Further leisure pursuits in the area include horseracing at Goodwood, which also hosts events for motoring enthusiasts, including the Festival of Speed and Revival, as well as several golf courses, a small airfield and health club.

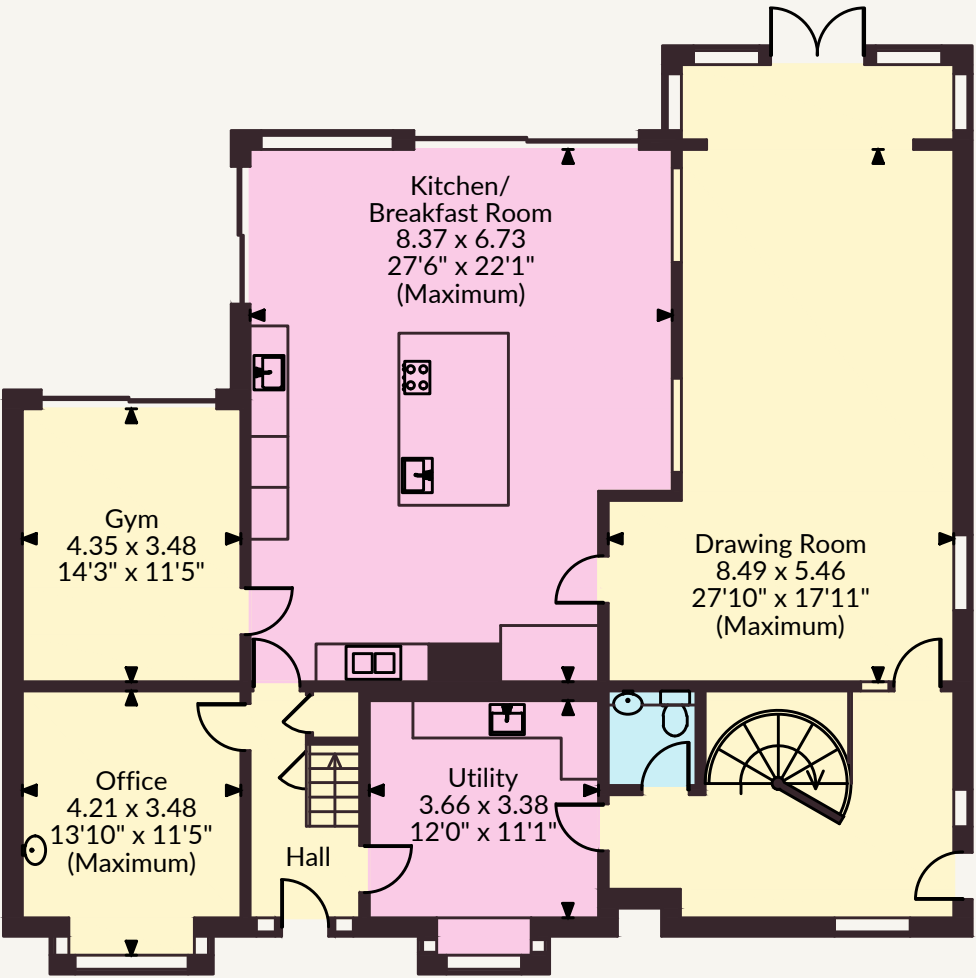
The A27 provides links to other south coast towns and the national motorway network and there are mainline railway stations at Havant offering services to London (Waterloo) and also at Bosham and Chichester with services along the south coast and to London (Victoria) and Gatwick.

There are well-regarded schooling options in the vicinity in both the state and independent sectors including Westbourne House and Oakwood Preparatory Schools along with Portsmouth Grammar, Churchers College and Bedales.

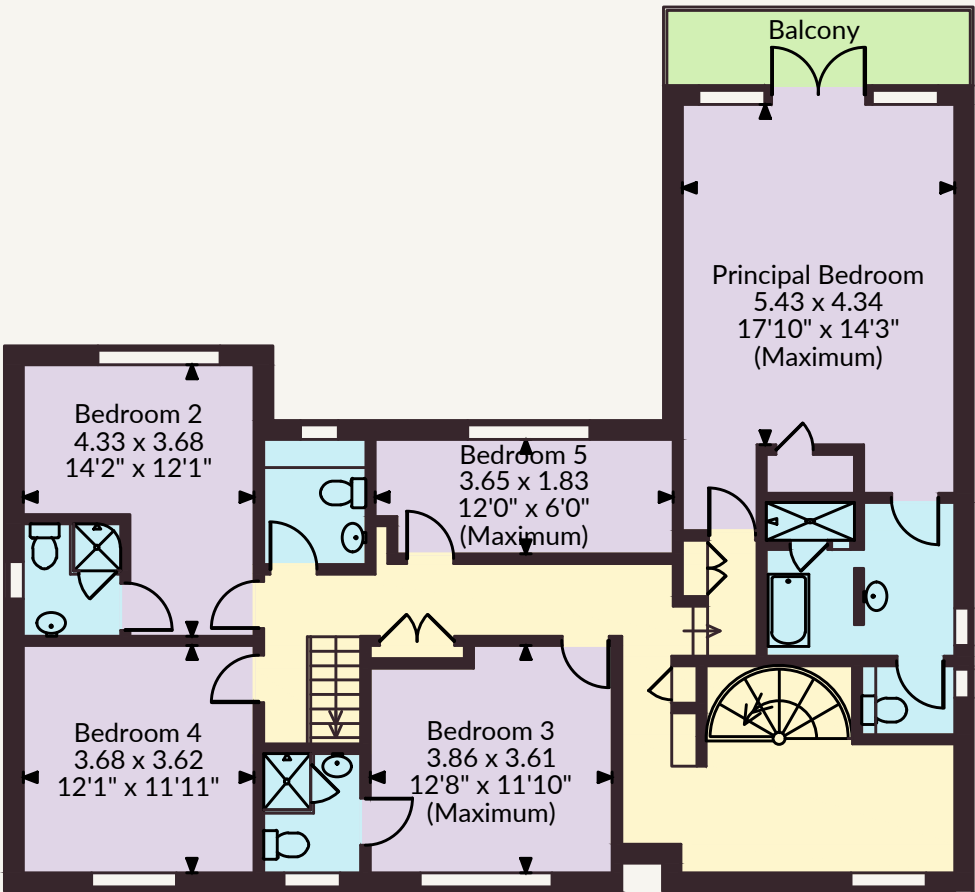
General

Local Authority: Chichester District Council
 Services: Mains Gas, water & electricity. Private drainage - we understand that the private drainage at this property does comply with the relevant regulations. Further information is being sought.
 Council Tax: Band G
 EPC Rating: E
 Mobile & Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gh/>
 Planning: Prospective purchasers are advised that they should make their own enquiries of the local Planning Authority

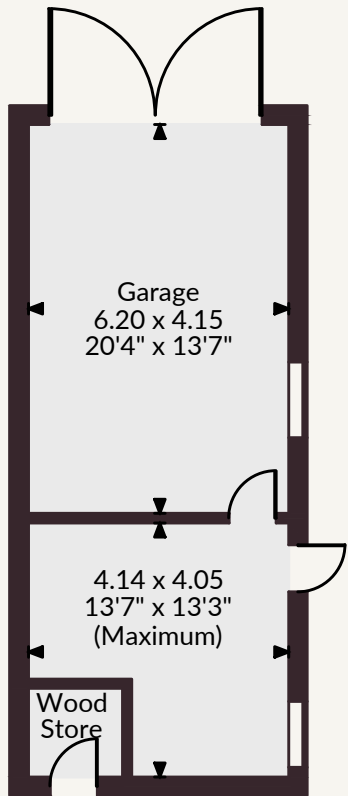
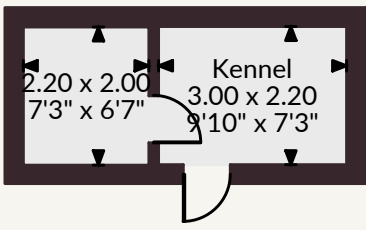
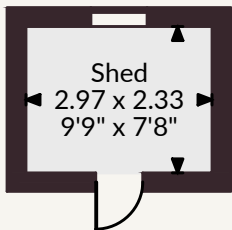
Rose Lynn Cot Lane, Chidham
Main House internal area 3,226 sq ft (300 sq m)
Outbuilding internal area 661 sq ft (61 sq m)
Total internal area 3,887 sq ft (361 sq m)



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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