



Greenways, Easton Lane, Sidlesham, Chichester,  
West Sussex

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# Greenways, Easton Lane, Sidlesham, Chichester, West Sussex, PO20 7NU

A stunning, Grade II listed heritage barn conversion with charming annexe accommodation in an idyllic rural setting.

Bracklesham Bay 2.6 miles, East Wittering 3 miles, Birdham Village Store 3 miles, Birdham Pool Marina 3.2 miles, A27, 5.4 miles, Chichester railway station (London Victoria 1hr 35 mins) 5.8 miles, West Wittering Beach 5 miles, Portsmouth International Port 20 miles

Open plan reception/living/dining room  
Kitchen/Breakfast room | Utility | Cloakroom  
3 En suite bedrooms | Bedroom 4/study, en suite  
| Triple garage with annexe accommodation above | Log store | Covered seating area | Garden | EPC rating E

## The property

Believed to date to 1870, and the subject of a sympathetic conversion in 2007, Greenways provides an exceptional home with a well-crafted design reflecting its origins as a fine agricultural outbuilding of brick and flint construction. Occupying the western portion of this large, architectural building, the accommodation provides an enticing living environment with neutral décor and contemporary styling creating an oasis of calm sophistication. At its heart, the impressive living/dining /reception room showcases a vaulted ceiling with beamed framework and double height windows and doors, with a fireplace and inset wood-burning stove providing a relaxed, warming ambience. The smart kitchen/breakfast room also has doors providing a seamless transition from the inside to the outside, and is

fitted with sleek, modern cabinetry along with an island unit with breakfast bar. Ancillary space is provided by an adjoining utility room which offers additional storage units.

The property offers two first floor levels with separate stairways to either side of the central reception area. Skylight windows ensure the upper levels are filled with natural light, with the three bedrooms all benefitting from stylish en suite facilities. A fourth bedroom, also with access to a modern en suite bathroom, is positioned on the lower level, with options to use this useful additional room as an office for home-workers. The enchanting annexe quarters, on the floor above the triple garage, offers significant income potential and comprises an open-plan living space with a bedroom area, a dining and sitting area with neat kitchen, and an adjoining well-appointed shower room.

## Outside

Greenways is approached from a country lane down a shared drive to a timber five-bar gate into a swathe of gravelled driveway providing parking for numerous vehicles and an approach to the timber, triple garage outbuilding. There is a length of paving which adjoins the property, with steps leading up to glazed portals to access the home, whilst a terrace to the side of the property takes in the westerly aspect and includes a covered seating area offering shelter from the elements. A large expanse of lawn provides a wonderful playground for children and there are various spots to set-up garden furniture to relax and enjoy this tranquil outdoor haven.















## Location

Greenways enjoys a delightful semi-rural position in the desirable village of Sidlesham. It is renowned for the Crab & Lobster restaurant and its harbour-side setting with easy access to waterside walks and to Pagham Harbour Nature Reserve. Everyday amenities are available in easy to reach East Wittering, Bracklesham Bay and Birdham. West Wittering's Blue Flag sandy beach is approximately 5 miles. Chichester City Centre has a wide variety of shopping, leisure and cultural facilities, which include the renowned Festival Theatre, the historic Cathedral, galleries, museums and restaurants, with the Goodwood Estate to the north hosting horse racing and motor events in addition to the Festival of Speed and Revival meetings.

The mainline station at Chichester is easily accessible, providing journeys along the south coast, to London Victoria via Gatwick and to London Waterloo via nearby Havant. For motorists, the A27, provides access to the A3(M) and on to the M25, linking to major road networks

Independent schooling in the vicinity include Westbourne House, The Prebendal School and Portsmouth Grammar School.

## Directions

From the Stockbridge roundabout on the A27 to the south of Chichester, take the A286 southwards to The Witterings. After about 3.1 miles turn left onto Sidlesham Lane, continue for 0.6 miles onto Batchmere Road then after 0.5 miles onto Almodington Lane. After 0.6 miles turn left onto Easton Lane and continue for 0.7 miles. The entrance to Greenways will be found straight ahead just before the lane curves around to the right. Continue down the shared drive and the wide gated entrance to Greenways is on the right.

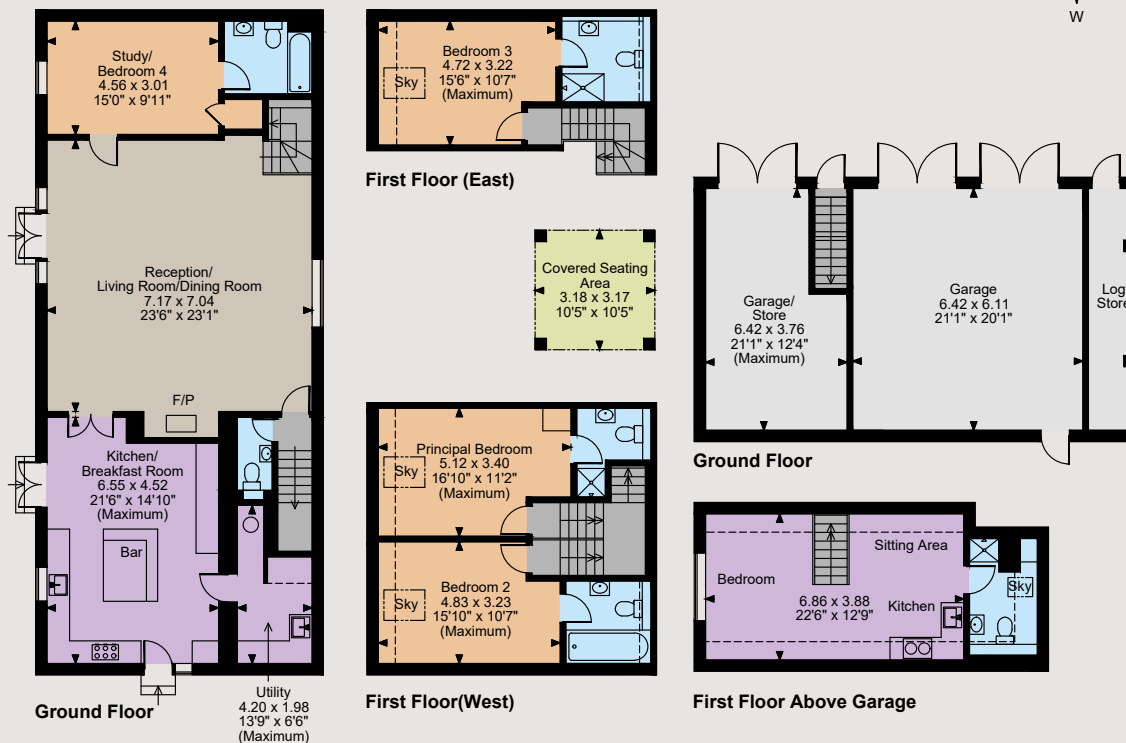






## Floorplans

Main house internal area 1,971 sq ft (183 sq m)  
Garage internal area 657 sq ft (61 sq m)  
First floor above garage internal area 263 sq ft (24 sq m)  
Total internal area 2,891 sq ft (269 sq m)  
For identification purposes only.



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

□ □ □ Denotes restricted head height

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## General

**Local Authority:** Chichester District Council

**Services:** Mains electricity. Shared water treatment plan with three houses. 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

**Tenure:** Freehold

**Guide Price:** £1,195,000

'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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