

Copse Edge, Old Broyle Road, West Broyle,
Chichester, West Sussex



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3,057 sq ft (284 sq m) | Freehold
4 reception rooms | 5 bedrooms
3 bathrooms | detached garage

Guide price £1,500,000

An exceptional detached family home offering over 3,000 sq ft of contemporary living space, with high-specification interiors and a generous garden, in a sought-after position on the edge of Chichester.

Copse Edge is an impressive residence arranged over three floors. The property combines contemporary styling with light-filled accommodation and a considered flow between the principal living spaces and the garden.

The ground floor accommodation is arranged around a central hall with a cloakroom. It includes a bright dining room, enjoying panoramic views through its curved bay and direct access to the gardens. The dining room leads through to the kitchen/breakfast room, which offers a substantial open-plan space fitted with sleek handleless cabinetry and a large central island with integrated cooking. This is supported by a good-sized utility room and a separate boiler room.

A separate sitting room provides a comfortable reception space, featuring a wood-burning stove and wide bi-fold doors opening onto the terrace. There is also a well-proportioned front-facing study, while a versatile gym offers further accommodation with direct access to the outside.

On the first floor, the landing leads to four generous, light-filled bedrooms, one of which benefits from en suite facilities. Another of the bedrooms has a walk-in dressing room adjacent, and there is also a luxurious family bathroom on this level.

The second floor is dedicated to the principal suite, comprising a spacious bedroom with a vaulted ceiling and skylights, a walk-in dressing room with fitted storage, and an en suite bathroom with bath and separate shower.

The property is approached via a private gated entrance leading to a large driveway providing ample parking and access to the detached garage. The well-maintained rear garden is predominantly laid to lawn and enclosed by mature hedging and trees, offering a high degree of privacy. A paved terrace extends across the rear of the house, providing space for outdoor dining and entertaining. Additionally, the garden includes a dedicated children's play area featuring a timber climbing frame and swing set on a safe, bark-chipped base.

Location

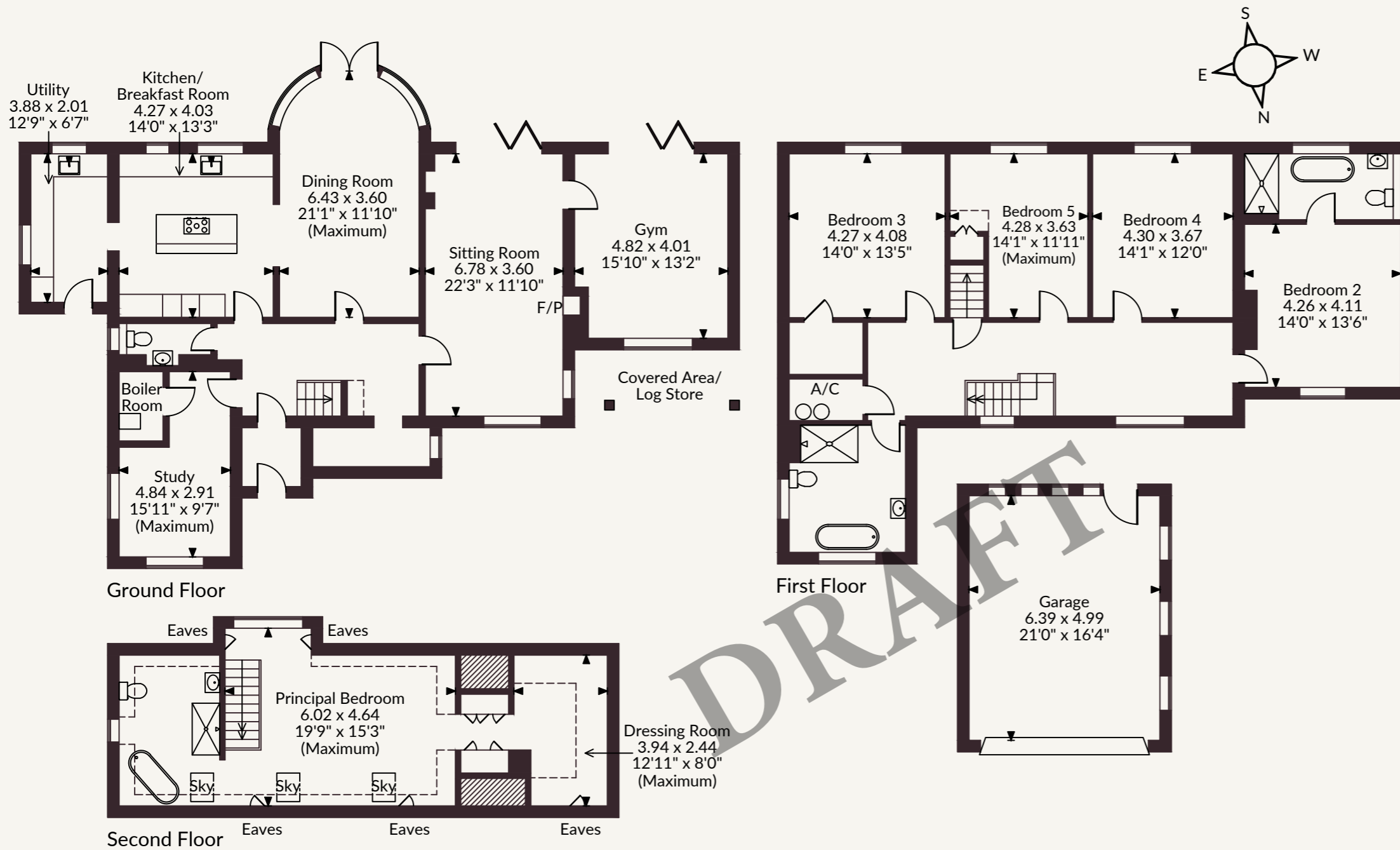
The property sits in a desirable position on Old Broyle Road, in the sought-after area of West Broyle, just to the north of the historic cathedral city of Chichester. The city offers a comprehensive range of shopping, leisure and cultural amenities, including the renowned Festival Theatre, a wide selection of restaurants and cafés, and extensive retail facilities. The surrounding countryside provides excellent opportunities for outdoor pursuits, with the South Downs National Park to the north and the Chichester Harbour Area of Outstanding Natural Beauty to the south. The area is well regarded for schooling, with a number of highly regarded independent schools nearby including Westbourne House School, Great Ballard School, The Prebendal School, Seaford College and Portsmouth Grammar School, together with a selection of well-regarded state schools. Communications are convenient, with Chichester railway station providing regular services to London Victoria, and the A27 offering access along the south coast and to the wider road network.

Postcode region: PO19

General

Local Authority: Chichester District Council
Services: Mains electricity, gas and water. Solar panels to the South and East elevations contribute to the majority of heating and hot water costs. Triple glazed windows, smart heating. Private drainage. Full details to be provided on request.
Council Tax: Band: G
EPC Rating: C
Mobile Coverage/Broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/>





Strutt & Parker

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

☐☐☐☐ Denotes restricted head height

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