



Butterlees Farm House

Pagham Road, Lagness

An impressive, architectural family home with stylish interiors set in a tranquil, rural landscape

With generous proportions and airy, light-filled rooms, the property offers an enviable, contemporary, living environment with annexe potential and an outlook over open countryside. Ideally situated for access to the Cathedral City of Chichester and The Solent coastline, this stunning home provides plentiful space for family and friends.



3 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



DOUBLE GARAGE



0.5 ACRES



FREEHOLD



RURAL



4,171 SQ FT



**£1,450,000
GUIDE PRICE**



The property

A pleasing symmetry enhances the visual appeal of this handsome, detached, modern family residence, and the canopied portal provides an impressive entrance on arrival at the frontage of the property.

Once across the threshold, the reflective qualities of the sleek, white floor tiles amplifies the light and continues to do so as it extends over the ground floor rooms, whilst fresh, neutral décor creates a calming ambience. Open-plan, family-friendly living is the key, with the triple aspect, kitchen/reception area at the rear providing a sociable inside/outside space, with practical qualities and uninterrupted views over the surrounding countryside.

An Aga stove takes centre stage with modern cabinetry and stone work surfaces, whilst an island unit offers casual dining at the breakfast bar setting. Free-standing fire stoves positioned in both the dining zone and in the separate sitting room offer warming focal points, with the latter providing a designated space for quiet relaxation.

The lower floor is completed by a versatile-use office, a well-fitted utility room with external door, and a cloakroom.

A beautiful timber and glass stairway rises from the hallway to the upper-level rooms, which benefit from the elevated outlook and comprise five bedrooms and an attractively-tiled family bathroom. The principal bedroom is an elegant sanctuary with glazed sliding doors opening to a south-east facing balcony and the advantage of a dressing area adjacent to a smart, en suite shower room.

Fitted with extensive storage, one of the bedrooms offers options for use as a bespoke dressing room, whilst the second bedroom provides a bright, double-aspect en suite room. Additional accommodation is provided on the floor above the double garage, where tucked away quarters would provide a quiet retreat for overnight guests or lodgers.



Outside

Timber gates, set in brick pillars, open onto a swathe of gravelled driveway with ample space for parking, in addition to the double garage.

A low level retaining wall and a series of steps mark the access route to the front entrance and gravel pathways lead to either side of the house.

Much of the garden is laid to lawn with timber post-and-rail fencing at the boundaries affording seamless vistas to the surrounding fields.

There is a paved terrace adjoining the rear of the home which enjoys a south-easterly aspect and provides a sheltered setting for outdoor dining, relaxation and entertaining.

Outbuildings comprise a timber workshop with options for storage of small water vessels and water sports equipment, whilst a shed provides a home for garden paraphernalia.

Location

The property is situated in the hamlet of Lagness, surrounded by open countryside and agricultural land. The nearby town of Bognor Regis provides a range of amenities including supermarkets, shops, cafés, and leisure facilities, while the historic city of Chichester offers a wider selection of services, schools, and cultural attractions.

Transport links are convenient, with the A259 providing access along the south coast, and Chichester railway station connecting to London Victoria and other destinations.

The property is ideally positioned for enjoying the region's countryside and coastline, with Pagham Harbour Nature Reserve and the South Downs National Park within easy reach.



Distances

- Bognor Regis 3.7 miles
- Chichester 6.3 miles
- Sidlesham 7.6 miles
- Barnham 9.1 miles

Nearby Stations

- Bognor Regis
- Chichester
- Barnham

Key Locations

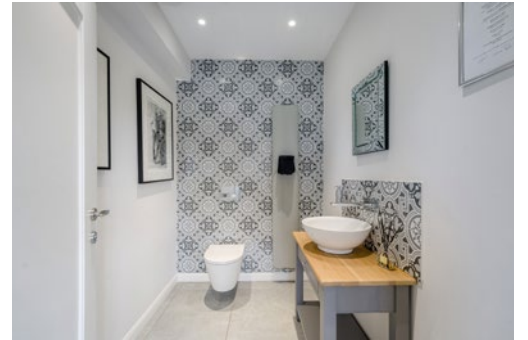
- Pagham Beach
- Pagham RSPB Nature Reserve
- Itchenor Sailing Club
- West Wittering Beach
- Chichester Marina
- Chichester Festival Theatre

- Chichester Cathedral
- The Goodwood Estate
- South Downs National Park

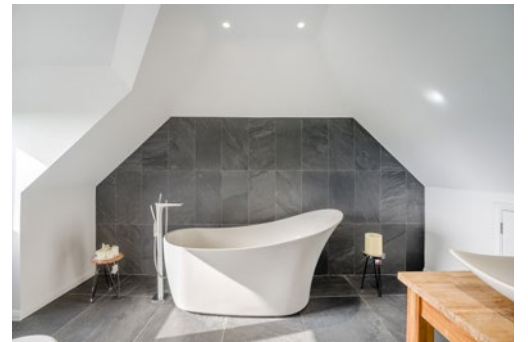
Nearby Schools

- Rose Green Infant School
- Rose Green Junior School
- Chichester Free School
- Bishop Luffa School
- The Prebendal School
- Westbourne House
- Portsmouth Grammar School

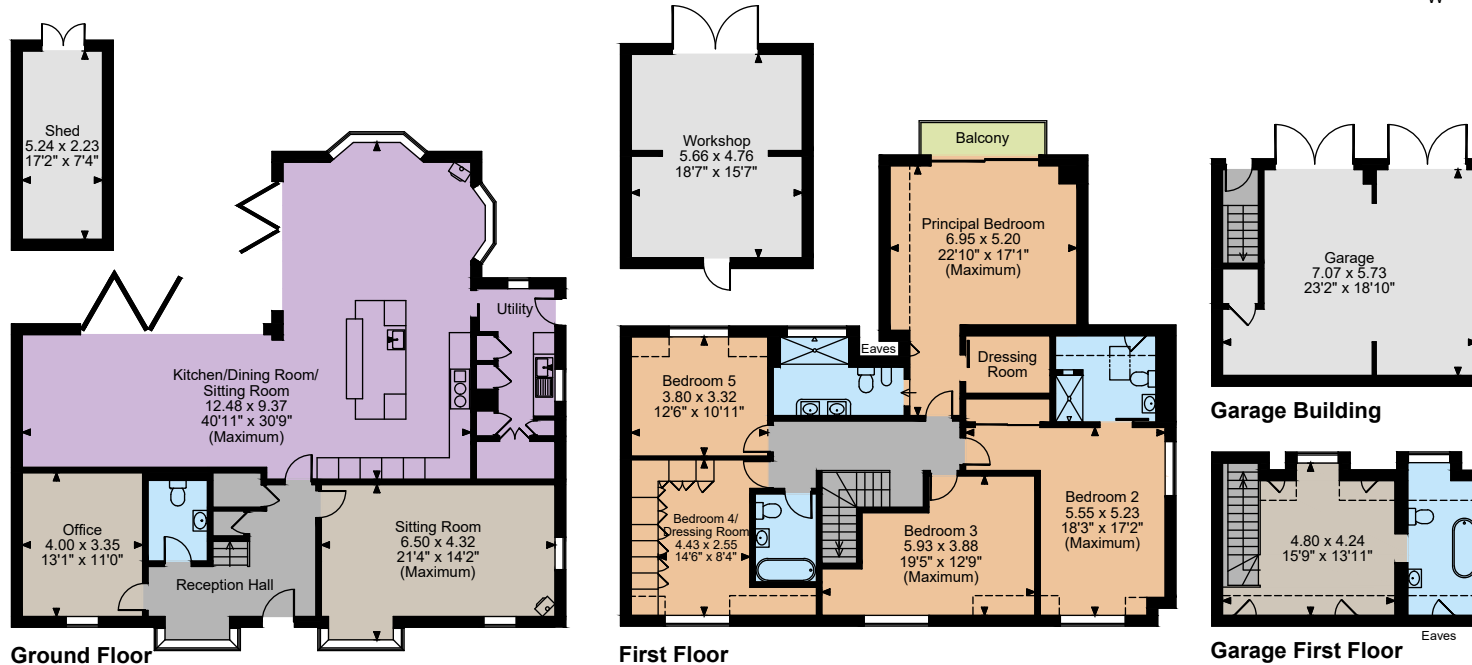
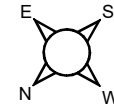












The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Floorplans

Main House internal area 3,129 sq ft (291 sq m)

Outbuildings internal area 1,042 sq ft (97 sq m)

Total internal area 4,171 sq ft (388 sq m)

For identification purposes only.

Directions

PO20 1LL

what3words: ///envelope.those.producing- brings you to the driveway

General

Local Authority: Arun District Council

Services: Mains electricity, water and drainage. LPG gas serving underfloor heating and radiators.

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

Council Tax: Band G

EPC Rating: C

Tenure: Freehold

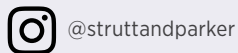
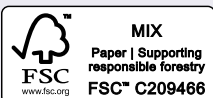
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