



# 7 Dukes Cottages

Tangmere Road, Tangmere, Chichester, West Sussex

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A splendid three-bedroom detached cottage with attractive gardens, in a popular village setting

A beautifully presented property, set in a sought-after position in the village of Tangmere, three miles from Chichester and just moments from beautiful surrounding countryside. The property features attractive traditional flintwork outside, while inside there is plenty of natural light, neutral décor and comfortable, flexible reception rooms.



**2/3  
RECEPTION  
ROOMS**



**3/4  
BEDROOMS**



**3 BATHROOMS**



**GARAGE &  
CARPORT**



**GARDEN**



**FREEHOLD**



**VILLAGE**



**2,070 SQ FT**



**GUIDE PRICE  
£ 775,000**



### The property

7 Duke's Cottages is a splendid detached property offering more than 1,500 sq. ft of well-appointed accommodation arranged over two light-filled floors.

The accommodation flows from a reception hall to three ground-floor reception rooms, providing flexible space in which to relax or entertain. These include a generously proportioned sitting room with wooden flooring, fireplace fitted with a woodburning stove and large west-facing bay window welcoming plenty of natural light. Double doors lead from the sitting room to the light-filled dining room, which benefits from a dual aspect, with south-facing French doors opening onto the gardens and skylights above, and a spacious, well-equipped kitchen creating a light, welcoming area for dining and entertaining.

The kitchen is fitted with modern white units to base and wall level, wooden worktops and integrated appliances, which include a double oven, a gas hob and an extractor hood.

Leading off the entrance hall the front-facing study/bedroom with adjoining shower room, provides more flexible work and accommodation space.

A turned staircase leads from the entrance hall to the first-floor landing, off which there are three well-presented double bedrooms. These include the principal bedroom, which has an en suite shower room with a corner shower unit, a concealed cistern WC, a pedestal washbasin, floor-to-ceiling tiling and a mirrored vanity unit, while the family bathroom has a large corner bathtub with a shower attachment. The two additional upstairs bedrooms include one with built-in wardrobes, while the other has a dual aspect overlooking the gardens.





## Outside

At the entrance, a shared gravel driveway provides access to the cottage's set-back, secluded position. The property's private gravelled front drive include several parking spaces and a detached carport and large, well-equipped workshop.

The gardens surrounding the house have gravel terracing for al fresco dining, as well as lawn, gravel pathways, border beds with lavender and various flowering perennials, a wealth of established shrubs, hedgerows and mature trees.



## Location

The bustling village of Tangmere lies in a well-connected position within easy reach of Chichester and local transport connections, with a bus stop at the end of the driveway.

The village has a local shop, a medical centre, a dental surgery, a parish church and a community hall. The historic cathedral city of Chichester 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

- Chichester 3.5 miles
- Arundel 7.5 miles

### Nearby Stations

- Chichester

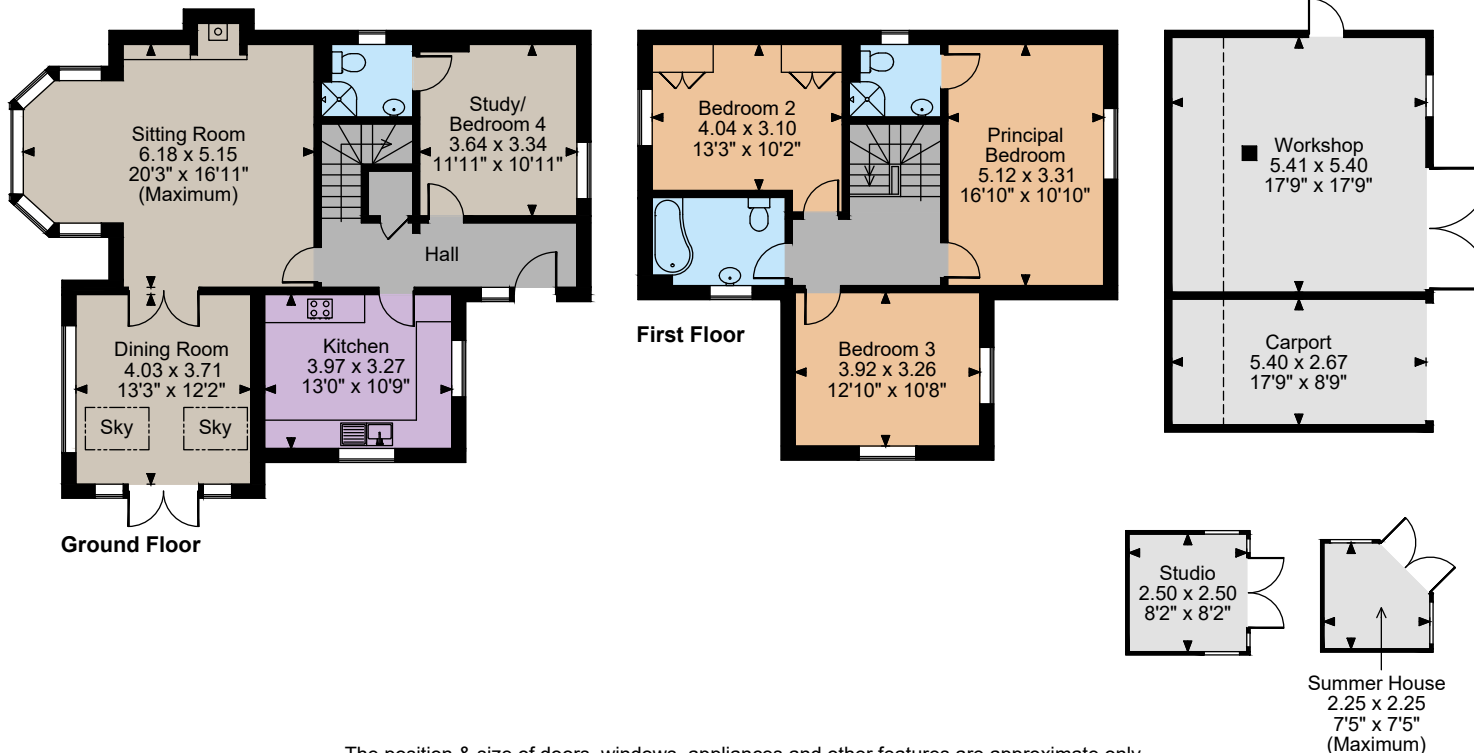
### Key Locations

- West Wittering Beach
- Chichester Marina
- Chichester Festival Theatre
- Chichester Cathedral
- The Goodwood Estate
- South Downs National Park
- 

### Nearby Schools

- East Wittering & Birdham Primary
- West Wittering CofE 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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8661974/KFP

## Floorplans

House internal area 1,574 sq ft (146 sq m)

Workshop & Carport internal area 381 sq ft (35 sq m)

Summer House & Studio internal area 115 sq ft (11 sq m)

Total internal area 2,070 sq ft (192 sq m)

For identification purposes only.

## Directions

PO20 2HB

what3words: ///fixated.prank.clipboard - brings you to the driveway

## General

Local Authority: Chichester District Council

Services: Mains electricity, gas, water and drainage

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

Council Tax: Band F

EPC Rating: C

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

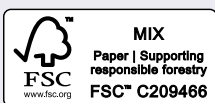
Tenure: Freehold

## Chichester

31 North Street, Chichester PO19 1LY

01243 832600

chichester@struttandparker.com  
struttandparker.com



@struttandparker

Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.



**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken September 2025. Particulars prepared September 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited