



## Chalk Meadow

Chalk Lane, Sidlesham, Chichester, West Sussex, PO20 7LW

Batcheller  
Monkhouse

# Chalk Meadow

A small farm with about 8.3 acres, versatile range of buildings and a detached farm bungalow, situated south of Chichester.

- Rural Location South of Chichester
- Detached Farm Bungalow
- 2 Reception Rooms
- 2 Bedrooms
- Large Loft Space with Potential to Extend (stpp)
- Double Garage
- 2 Loose Boxes and Implement Store
- Steel Framed Barn
- 2 Pole Barns
- Level Pasture Land
- About 8.3 Acres (3.36 Hectares)



## AMENITIES

The farm is found in a predominantly rural location, about 1 mile from Sidlesham with a parish church, primary school and public house. There are costal walks at both West Wittering and Pagham Harbour Nature Reserve, within about 2.5 miles.

The city of Chichester lies about 5 miles to the north and offers a comprehensive range of shops, services and leisure facilities including the highly regarded Festival Theatre.

Other amenities in the area include golf, horse racing and motor racing at Goodwood; and sailing at Chichester Marina and Itchenor.

Road communications are convenient with the main A27 lying less than 5 miles away.

## DESCRIPTION

The detached farm bungalow is situated adjacent to the entrance drive and has attractive white rendered elevations with brick quoins and reveals. The accommodation includes entrance hall with a sitting room off with fireplace and multi-fuel stove, double patio doors and wide opening to dining room. The hub of the property is the farmhouse style kitchen/ breakfast room with oak fronted kitchen units and exposed brick cooker recess and ample breakfast area. There is a utility room/boot room, ideal for country living with door to outside and shower room with WC.

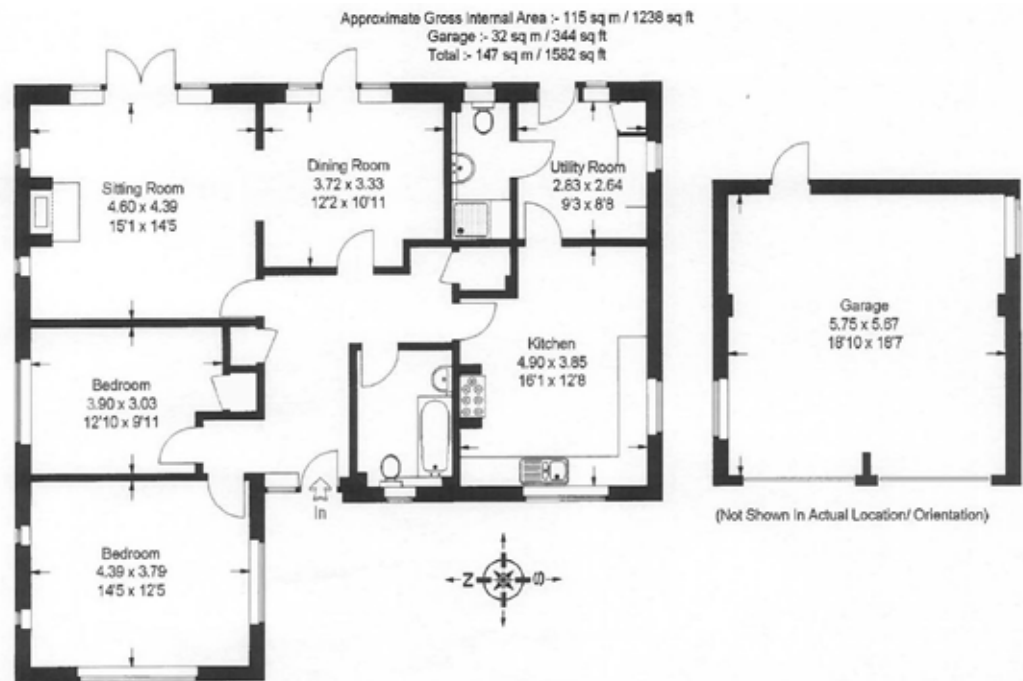
There are two bedrooms, one with a built in wardrobe and a family bathroom. An extensive loft space, approximately 12.6m x 4.8m provides potential for more accommodation, subject to any necessary consents being obtained.

Outside there are areas of informal garden and a detached open fronted double garage.

*N.B. The dwelling is subject to an agricultural tie which states 'the occupation of the dwelling should be limited to a person solely or mainly working or last working in the locality in agriculture as defined in Section 336 of the Town and Country Planning Act 1990 or in forestry, or a widow or widower of such a person, and to any resident dependants...'*







## BUILDINGS AND LAND

The buildings are served by an entrance drive and areas of hard standing and include:

- 3 Old Mobile Homes (no residential consents) and a portacabin used as a Farm Office
- General purpose 3 Bay Pole Barn, 13.9m x 9.2m
- Generator Shed, 2 Loose Boxes and Implement Store
- Stock Pens used for Kennels
- 4 Bay Steel framed Hay Barn, 18.3m x 12.2m
- 4 Bay Pole Barn 18.3m x 9.1m

The land lies to the north and the east and is a level block of sheep fenced pasture. The soil is fertile Brickearth designated as Grade 2. In all the property extends to about 8.3 acres (3.36 hectares)

## DIRECTIONS

From the A27 Chichester by-pass, take the B2145 southwards at a roundabout towards Selsey. Continue for about 4 miles and south of Sidlesham village turn right into Keynor Lane. Continue for about one third of a mile and turn left into Chalk Lane. The entrance to the farm will be found after about 0.4 of a mile on the left.

## ADDITIONAL INFORMATION

**Local Authority:** Chichester District Council, East Pallant House, 1 East Pallant, Chichester, West Sussex, PO19 1TY.  
 Telephone: 01243 785166 [www.chichester.gov.uk](http://www.chichester.gov.uk)

**Services (not checked or tested):** Mains metered water and electricity, mains drainage, oil-fired heating, no gas.

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.highways.gov.uk](http://www.highways.gov.uk), [www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold. Land Registry Title Number WSX99879

**EPC:** EPC Rating C

RMP/28.11.2018

## VIEWINGS

For an appointment to view please contact our Pulborough Office:

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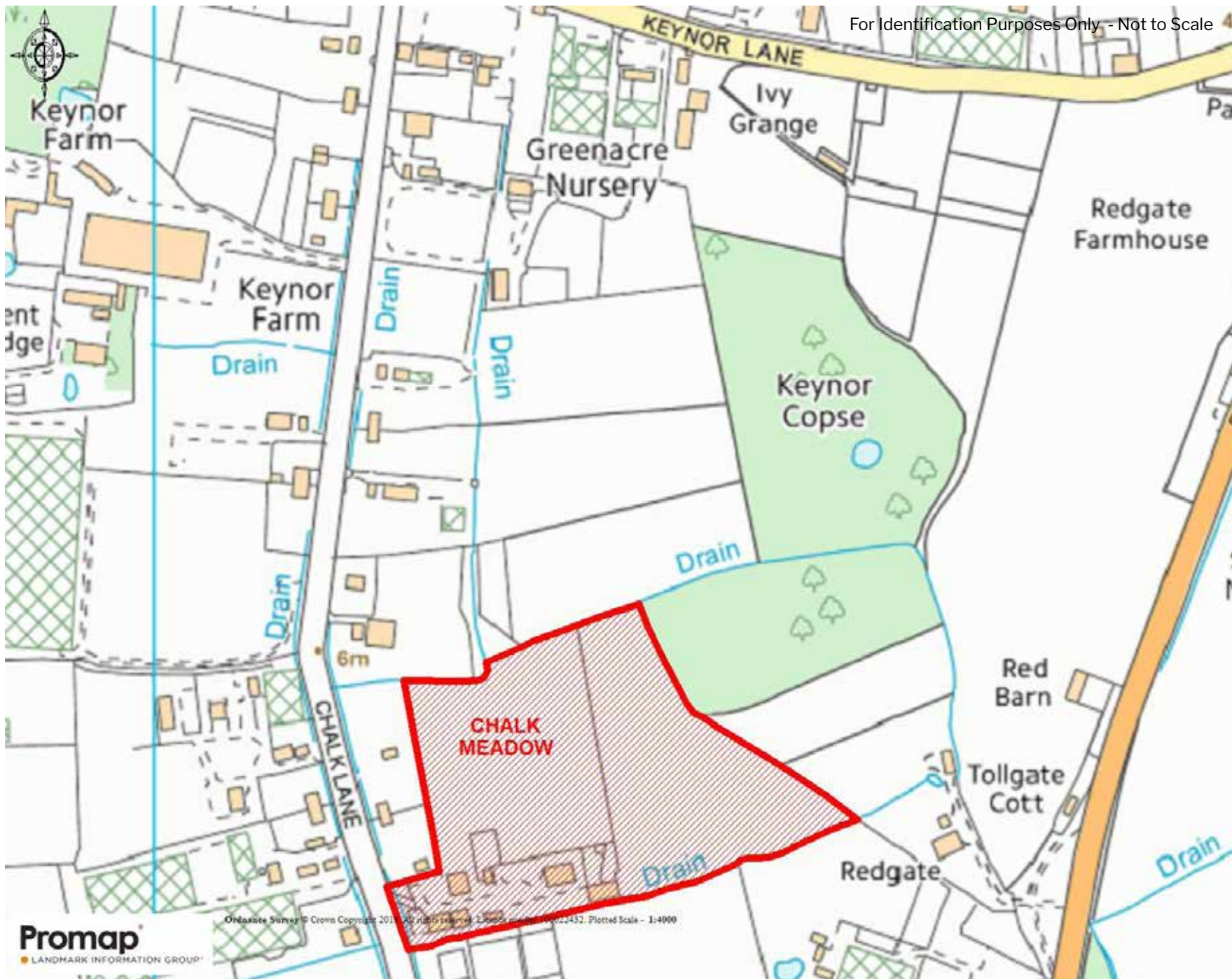
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For Identification Purposes Only - Not to Scale



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5. All measurements and distances are approximate;
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7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
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