



4 MANOR FARM BARNs

EAST DEAN

JACKSON-STOPS 

**4 MANOR FARM BARNs, EAST DEAN,
CHICHESTER, WEST SUSSEX**

**GUIDE PRICE
£925,000 FREEHOLD**

Located in an excellent position in the village of East Dean, a beautifully appointed barn conversion with magnificent views over open countryside and the South Downs.



DISTANCE

GOODWOOD 2.5 MILES

MIDHURST 7 MILES

CHICHESTER 7 MILES

WEST WITTERING 15 MILES

LONDON 65 MILES

ACCOMMODATION

- Reception Hall
- Cloakroom
- Open Plan Kitchen/Breakfast/Sitting Room
- Principal Bedroom with En-Suite Bathroom
- 2 Further Bedrooms
- Shower Room

OUTSIDE

- Private Garden
- Communal Grounds of approx 2 Acres with Exceptional Views
- Allocated Parking with Additional Overflow Parking
- Large Cupboard within the Main Arch



DESCRIPTION

Forming part of Manor Farm Barns in the village of East Dean, a collection of eight properties converted by Heritage Oak Buildings and winner of the Sussex Heritage Award in 2011, 4 Manor Farm Barns is a beautifully appointed period conversion with an attractive brick and flint facade retaining immense character throughout juxtaposed with modern living.

The property has a welcoming reception hall with engineered oak flooring throughout and a ground floor cloakroom/boot room. The open plan kitchen/breakfast/sitting room is some 32 ft in length at its maximum point. The kitchen is fitted with a beautiful handmade kitchen comprising of a comprehensive range of fitted wooden floor units with a number of integrated appliances and a large central island. The kitchen is open plan to the breakfast room which in turn provides access out onto a well landscaped private garden with communal grounds beyond. The sitting room has a wood burning stove with oak flooring continuing and also has two fitted dresser units with cupboards and shelves. The partially vaulted first floor landing provides wonderful views towards the South Downs.

The principal bedroom is vaulted with exposed ceiling trusses, also having views over the communal grounds to open farmland beyond. The current owner has refitted all bathroom suites with the principal bedroom having a very well appointed en-suite bathroom. There are two further bedrooms both with vaulted ceilings and exposed trusses. There is also a separate shower room with Villeroy & Boch, and Duravit sanitary ware. The property has underfloor heating throughout.

Outside the barn has allocated parking, a well landscaped, private garden which in turn leads to the extensive communal grounds with far reaching views. In all approximately 2 acres.



LOCATION

The village of East Dean can be found approximately 7 miles to the north of Chichester set in glorious countryside on the edge of the Goodwood Estate and within easy reach of the South Downs Way. The village has its own public house and church and the nearby villages of Charlton and Singleton also provide public houses and Singleton has a primary school and cricket green.

The Goodwood Estate offers numerous activities throughout the year including the Members Meeting and Revival meeting at its historic motor circuit, the Festival of Speed centered around Goodwood House. Goodwood also has its own private country club and golf course. Other attractions in the area include the Weald & Downland Living Museum in Singleton and the West Dean Gardens.

The cathedral city of Chichester lies some 7 miles to the south and provides an excellent range of shopping facilities within its pedestrianised centre which also includes a good choice of cafes, bistros and restaurants. Other attractions include the internationally known Festival Theatre and Pallant House Gallery. The mainline station provides a regular service to London Victoria in about 1 hour 40 minutes.





Services: Mains electricity, water and drainage.

Service Charge: £1,400 per annum

Fixtures & Fittings: Are excluded from the sale but may be available by separate negotiation.

Local Authority: Chichester District Council, East
Pallant House, Chichester Tel: 01243 785166
Council Tax Band: E

Directions: PO18 0JA

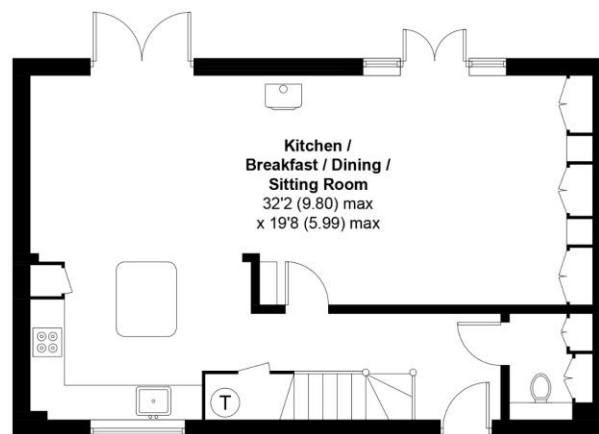
What3Words: tightrope.debut.october

4 Manor Farm Barns, East Dean Lane, PO18 0JA

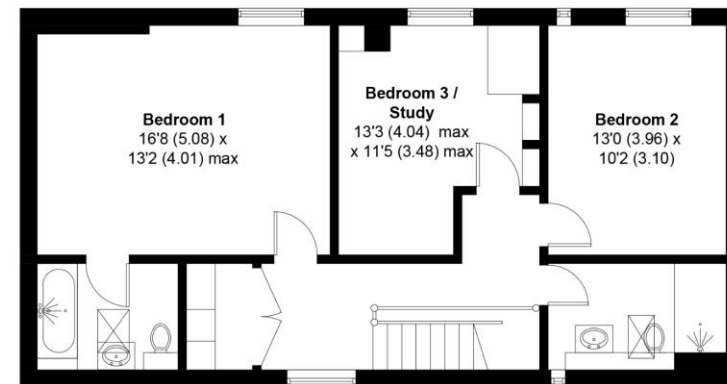
APPROXIMATE GROSS INTERNAL AREA = 1414 SQ FT / 131.4 SQ M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1298819)

Produced for Jackson - Stops

Important Notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

CHICHESTER SALES

01243 786316

chichester@jackson-stops.co.uk

jackson-stops.co.uk



JACKSON-STOPS

PROPERTY EXPERTS SINCE 1910