



The Barn  
Coach Road, Shopwhyke, Chichester, West Sussex

## An appealing barn conversion with bright, spacious accommodation and self-contained annexe

The Barn is a striking 5 bedroom country residence with self contained one bedroom annexe just to the east of Chichester. Excellent communication links are on offer, with this characterful home providing versatile accommodation along with sheltered and secluded gardens.



**3/4  
RECEPTION  
ROOMS**



**5/6  
BEDROOMS**



**4  
BATHROOMS**



**GARDEN  
OFFICE, SHED  
AND STORE**



**GARDENS**



**FREEHOLD**



**RURAL/  
VILLAGE**



**4,179 SQ FT**



**GUIDE PRICE:  
£1,400,000**



### The property

Converted in 2009, The Barn is a generously-proportioned family home with light and airy rooms and a pleasing open ambience. The flexible accommodation provides generous living space, along with a self-contained one bedroom annexe. Double aspect floor to ceiling windows and doors filling the centrally-positioned drawing room with natural light, open on to the garden terrace. The bright and airy kitchen/breakfast room is situated on the opposite side of the spacious reception hall with a vaulted ceiling showcasing the rafters and three skylight windows. The kitchen is well-planned, with a magnificent island unit and beechwood worktops, and offers plenty of space for informal dining. Ancillary space is provided by a large, well-fitted utility/boot room.

An inner hall links to the one bedroom annexe, comprising of an open plan kitchen/sitting room with fireplace, bedroom, study, storage room, shower room and utility. The spacious principal bedroom on the ground floor benefits from a dressing room and en suite bathroom with separate shower.

Upstairs, a study area on the galleried landing overlooks the drawing room below and there are four further double bedrooms and two bathrooms, all having skylights allowing light to flood inside.

### Outside

The property is set back from the road and approached via a gravelled driveway which leads to a large area of hardstanding. The front garden is landscaped to offer a series of outdoor settings, with an adjoining terrace for al fresco dining, pathways through the grounds, a timber pergola walkway providing a framework for climbing plants, and a wealth of mature shrubs and specimen trees. The back garden is accessed from the hall and the annexe, and leads to a garden room with glazed front, suitable for use as a home office or studio.





## Location

The property is situated on the easterly fringes of the historic Cathedral city of Chichester within easy reach of a wealth of amenities and communication links. Chichester provides a comprehensive range of shopping, leisure and cultural amenities, including the renowned Festival Theatre and Pallant House Gallery, as well as a mainline station with services to Gatwick, London Victoria, Portsmouth and Southampton.

The Solent shoreline just to the south offers fabulous coastal walking, and opportunities for swimming and water sports activities are close by at Bracklesham Bay, Selsey and West Wittering, whilst sailing enthusiasts can access marina facilities at both Birdham Pool and Chichester Marina. Lovers of golf are catered for at Chichester Golf Club in Hunston, with Goodwood to the north also offering golf, along with motor and horse racing events.

Well-regarded schooling in both the state and independent sectors is available in the vicinity.



## Distances

Chichester 2 miles  
Portsmouth International Port 20 miles  
Brighton 30 miles  
Guildford 34 miles  
London Gatwick Airport 45 miles

Westbourne House School  
The Prebendal School  
Bishop Luffa School  
Portsmouth Grammar School

## Nearby Stations

Chichester railway station

## Key Locations

Chichester Festival Theatre  
Chichester Marina  
Chichester Harbour National Landscape  
RSPB Pagham Harbour LNR  
Fontwell Park Racing & Events  
The Goodwood Estate  
The Cowdray Estate  
South Downs National Park

## Nearby Schools

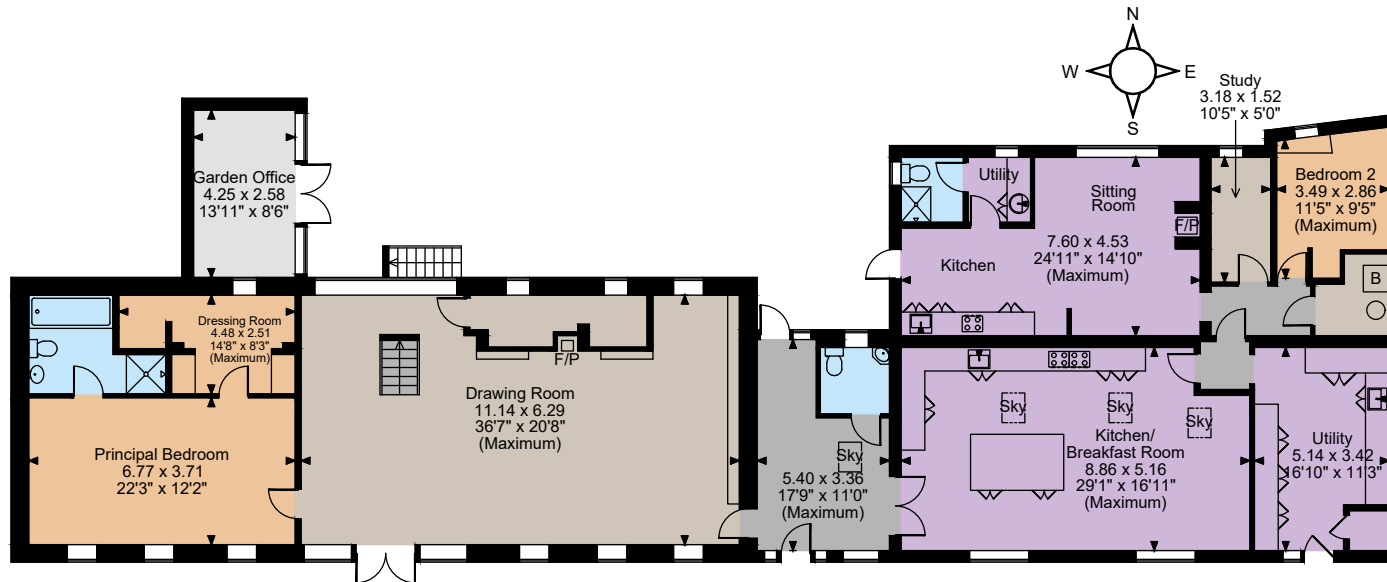
The March CofE Primary School



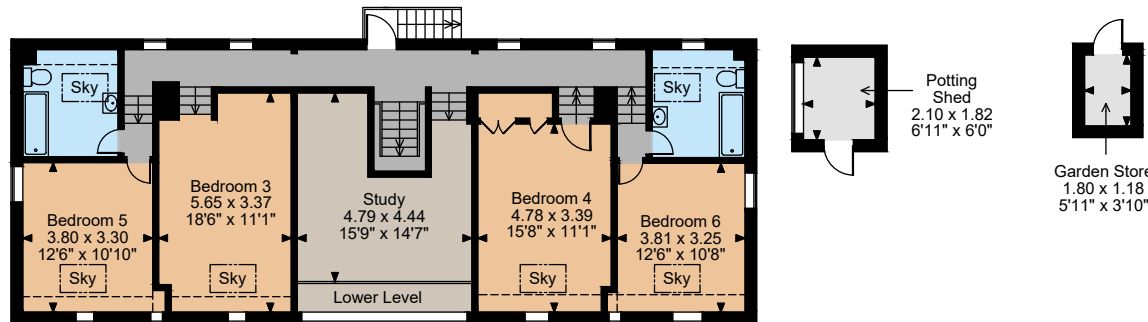








Ground Floor



First Floor

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 3,997 sq ft (371 sq m)  
 Outbuilding internal area 182 sq ft (17 sq m)  
 Total internal area 4,179 sq ft (388 sq m)  
 For identification purposes only.

### Directions

PO20 2BG

///what3words:

notice. incursion. speakers.

General

Local Authority: Chichester District Council

Service: Mains gas and electricity. Private water and drainage. Solar panels.

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

Council Tax: Band G

Please note that the Annexe is currently in the process of being incorporated into the main house council tax band.

EPC Rating: C

Tenure: Freehold

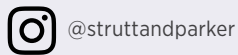
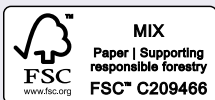
## Chichester

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