



Pegtiles, Church Lane, Boxgrove, PO18 0ED

Guide Price £750,000

 **Henry Adams**
estate agents

Pegtiles, Boxgrove

A beautifully presented detached individual home with secluded south-facing garden in the heart of Boxgrove village.

- Individual detached home
- South facing 0.12-acre rear garden
- Highly desirable cul-de-sac position
- Versatile accommodation arranged over two floors
- Spacious south-facing sitting room
- Study/snug
- Delightful garden room
- Traditional Shaker-style kitchen
- Three bedrooms and two shower rooms
- Five-bar gated driveway, generous parking, single garage and no onward chain

A beautifully presented and individually designed three-bedroom detached home, occupying a mature and secluded 0.12-acre garden in a highly regarded cul-de-sac in the heart of Boxgrove village, approximately four miles east of Chichester. Ideally positioned on the doorstep of the Goodwood Estate and the glorious South Downs countryside.

The property offers light, airy and versatile accommodation arranged over two floors, with bedrooms and shower rooms on both levels. The exterior has recently been painted and the roof professionally cleaned. A particular feature is the sunny south-facing rear garden, providing a restful and private setting.





The accommodation comprises an entrance hall leading to a bright south-facing sitting room with a deep walk-in bay window and patio doors opening onto the rear garden. Double internal doors open into a versatile study/snug, featuring a full-height picture window overlooking the garden. A delightful garden room has a vaulted ceiling and doors opening onto a secluded side courtyard and the rear garden.

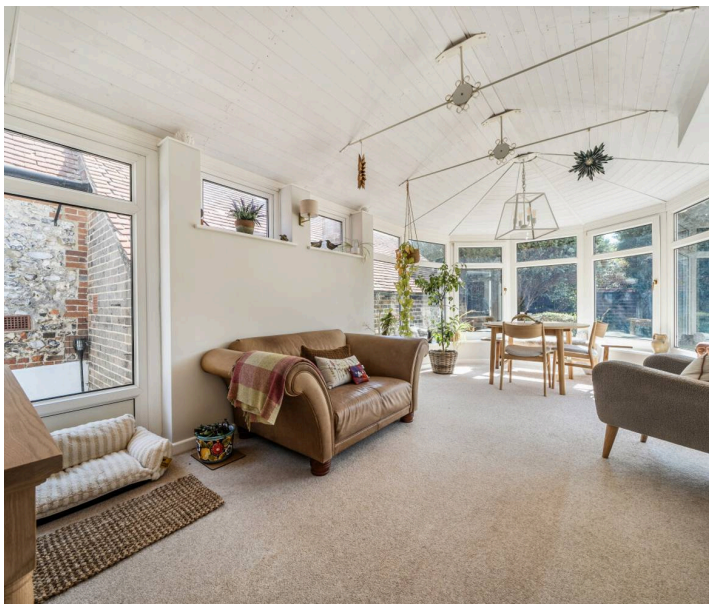
The traditional-style kitchen is fitted with Shaker-style cupboards, contrasting work surfaces and a breakfast bar, together with an integrated double oven, ceramic hob, cooker hood and dishwasher. A separate utility room provides a one-and-a-half-bowl sink unit, a range of cupboards and space and plumbing for a washing machine.

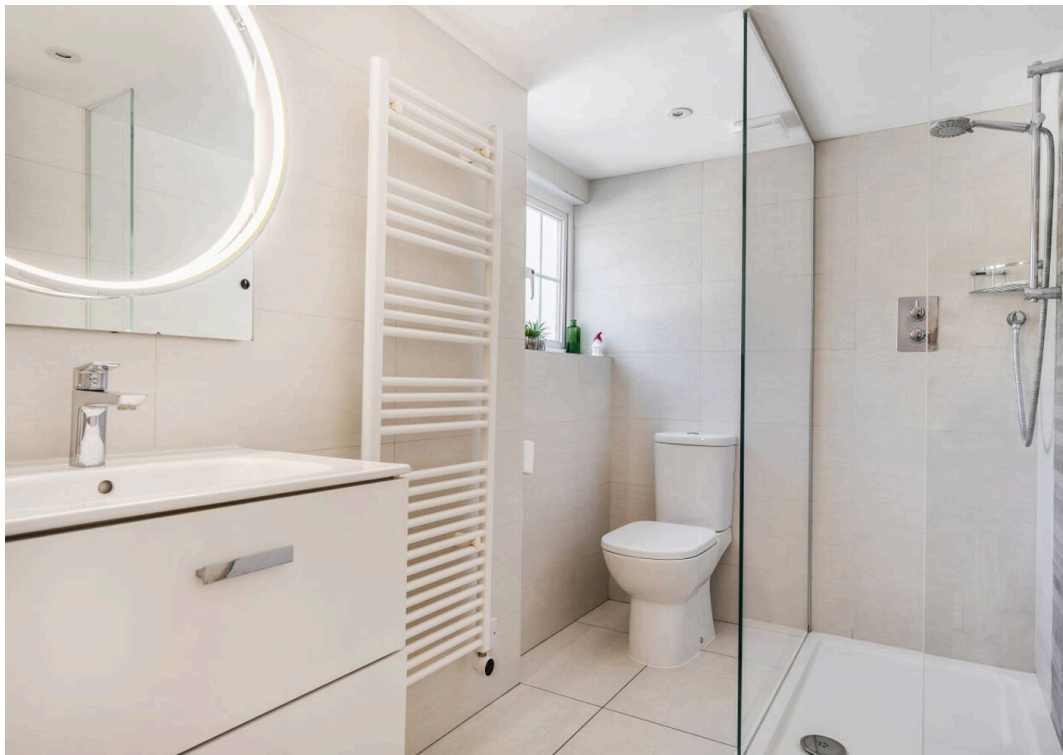
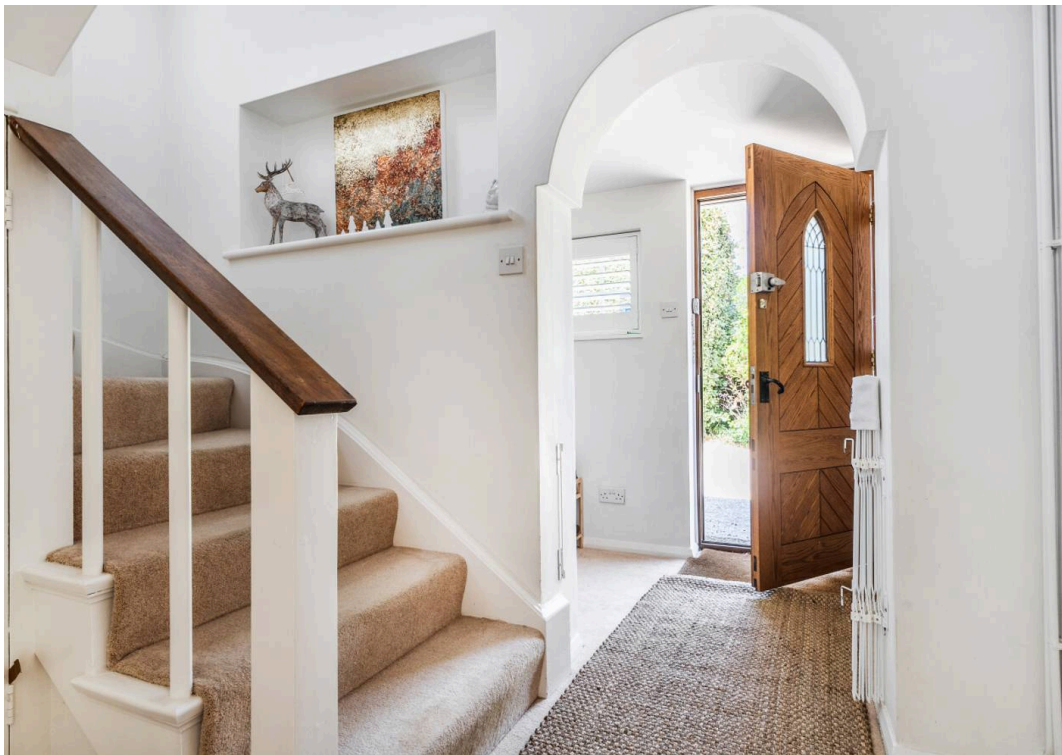
A further hallway leads to a ground-floor bedroom with an en-suite shower room. Upstairs are two further bedrooms and a modern shower room.

Outside, the property is approached through a five-bar gate onto a generously proportioned driveway and parking area, leading to a single garage. The secluded rear garden is principally laid to lawn with mature borders, offering a wonderful degree of privacy and a sunny south-facing aspect.

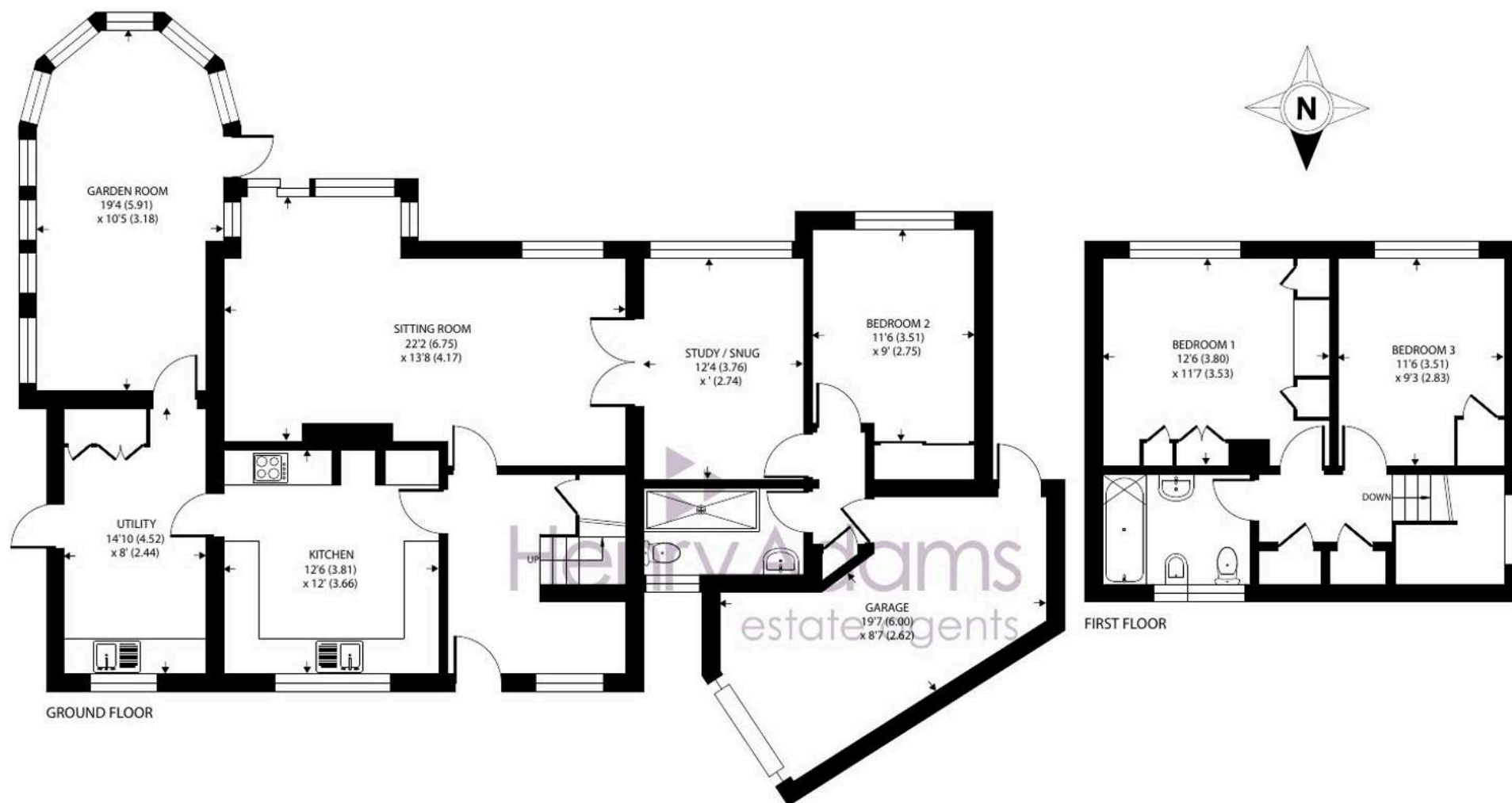
The property is offered for sale with no onward chain.

Chichester District Council - 26/27 Tax Band F £3,606.80 EPC-E









Approximate Area = 1284 sq ft / 119.2 sq m

Garage = 171 sq ft / 15.8 sq m

Outbuilding = 315 sq ft / 29.2 sq m

Total = 1770 sq ft / 164.2 sq m

For identification only - Not to scale



Location - Within the village there is a village hall, Boxgrove Village Stores, church, primary school and easy access to the A27. For the equestrians, there is a livery yard/competition stables. Nearby there is a pub/restaurant in Halnaker and Tinwood Estate Vineyard offering tours and wine tasting, lodges and private dining. Further local facilities including a Co-op mini supermarket, medical centre and Tangmere Primary Academy and Nursey. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, Festival Theatre and a mainline station to London Victoria. There are excellent sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions - Proceed east out of Chichester and then along the A27 in an easterly direction. On reaching the Boxgrove/Tangmere roundabout take the first exit signposted to Boxgrove (The Street). Proceed round the bend and after a short distance just before the mini-roundabout, turn right into Church Lane. Pegtiles is the second property on the right.

What3words - interviewer.notice.case





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.