



10 Saxon Meadow, Tangmere, PO20 2GA

Guide Price £325,000

10 Saxon Meadow, Tangmere

A charming barn conversion in a delightful village setting.

- Bright dual-aspect open-plan sitting room
- Kitchen with vaulted beamed ceiling
- Two-bedrooms
- Principal bedroom enjoying attractive views over the meadow and surrounding countryside
- Positioned on the edge of the development
- Attractive communal courtyard-style gardens, professionally maintained
- Private garage plus additional visitor parking within the development
- Share of Freehold and Long lease
- Ideal lock-up-and-leave home, village residence or countryside retreat
- A charming barn conversion

Forming part of the idyllic Saxon Meadow development, a characterful collection of beautifully converted flint and brick agricultural barns, this delightful home enjoys an enviable position within the sought-after Sussex village of Tangmere.

Approached via the picturesque Church Lane, passing the historic St Andrew's Church, whose origins date back to the early 12th century, the development offers a peaceful semi-rural atmosphere whilst remaining conveniently connected to nearby amenities and transport links.





Occupying an attractive edge-of-development position, the property benefits from views over an adjoining meadow, currently being rewilded to encourage local wildlife, which is owned and maintained by the residents' management company. This unique setting creates a wonderful sense of space and tranquillity rarely found in modern developments.

The accommodation is both bright and welcoming. The front door opens into a dual-aspect open-plan sitting room and kitchen, where a vaulted beamed ceiling enhances the feeling of light, character and volume. An inner hallway leads to a ground-floor bedroom and modern shower room. Upstairs, the principal bedroom enjoys pleasant views towards the meadow and surrounding countryside beyond.

Outside, residents enjoy access to beautifully maintained communal courtyard-style gardens, providing an attractive contrast to the natural meadow landscape at the rear. The setting is particularly appealing for those who appreciate wildlife, open space and a strong sense of community.

Further benefits include a private garage and additional allocated visitor parking within the development.

Tenure: Leasehold with 999 year lease granted 01/05/1986

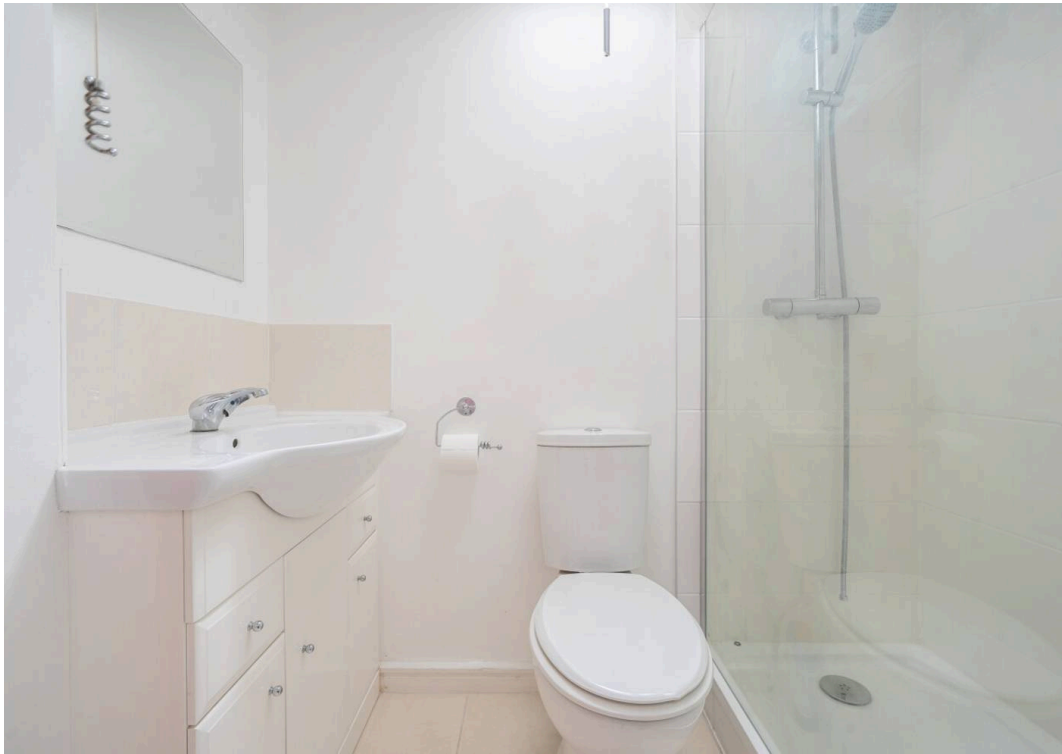
Service Charge: £1,847.16 per annum (to include ground rent)

Chichester District Council - 26/07 Tax Band D £2,476.94

EPC-C

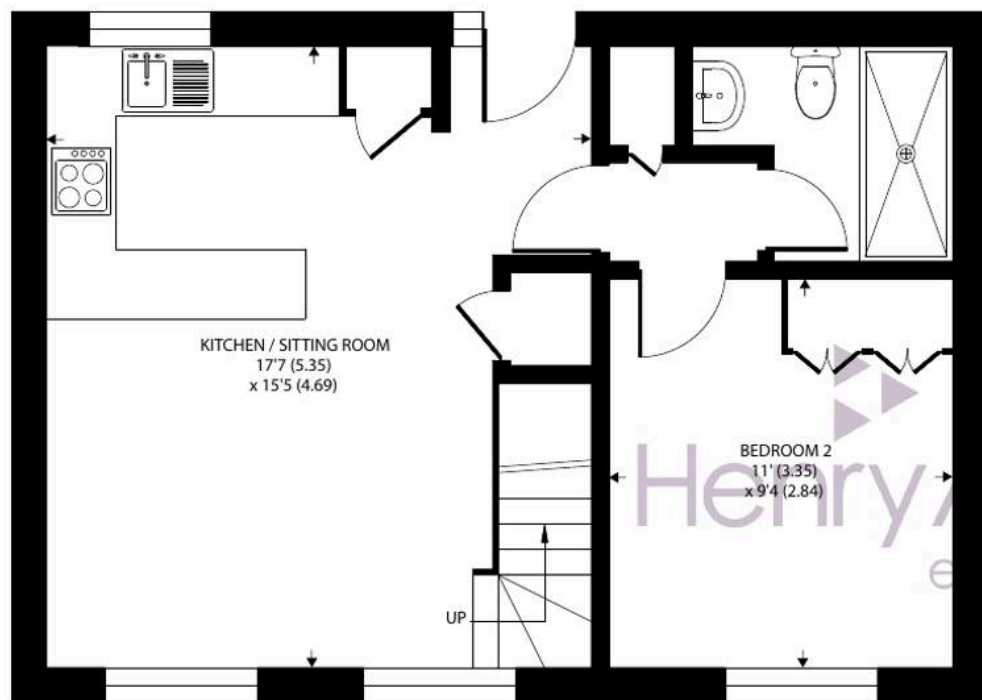
NOTE: Please note that, according to the seller, the property may not be let within the first 12 months of ownership



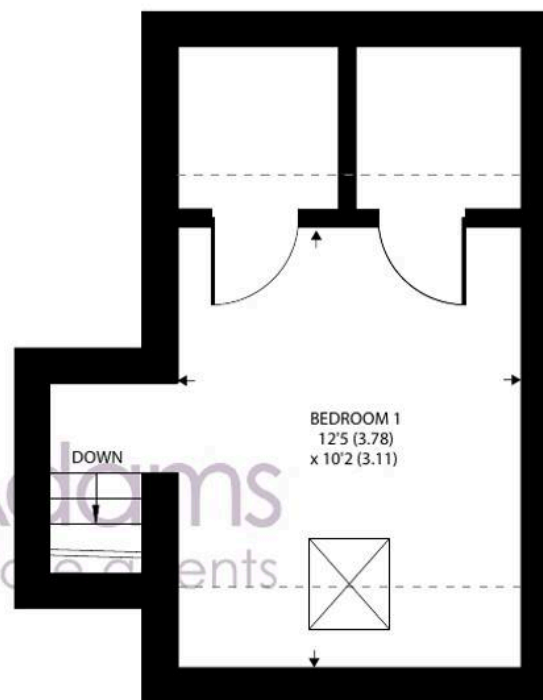




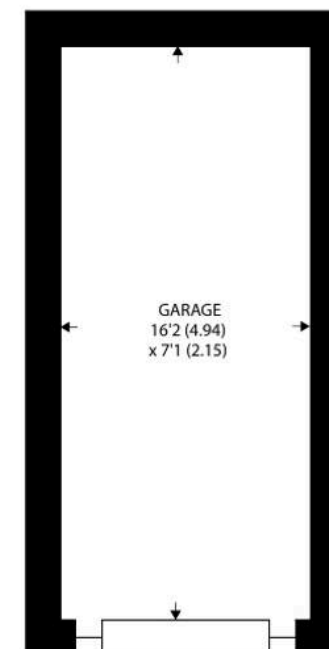
Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



Approximate Area = 578 sq ft / 53.6 sq m
Limited Use Area(s) = 58 sq ft / 5.3 sq m
Garage = 113 sq ft / 10.4 sq m
Total = 749 sq ft / 69.3 sq m

For identification only - Not to scale



Location - Tangmere offers a comprehensive range of local amenities including, a medical centre, dental surgery, and local convenience store incorporating a post office. There is also a primary school, parish church, Tangmere Military Aviation Museum and a regular bus service into Chichester. Three miles to the west lies the cathedral city of Chichester which offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Nearby 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 including the Qatar Goodwood Festival. There are superb 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 - From Chichester proceed east along the A27 and at the Tangmere/Boxgrove roundabout take the third exit of into Meadow Way and proceed to the end. Turn left into Tangmere Road, passing the village shop on your right hand side and take the next turning right into Church Lane. Saxon Meadow development can be found towards the end. On entering the development proceed straight on and follow the road round to the left where the property will be found towards the end on the left. What3words - slept.houseboat.unlisted

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.

To arrange a viewing call 01243 533377 view details online at [henryadams.co.uk](https://www.henryadams.co.uk)

