



Grange Farm

Earnley, Chichester, West Sussex PO20 7JS

Michael
Cornish

PROPERTY SALES & ACQUISITIONS





Main House

Principal Bedroom with Dressing Room
and large en-suite Bathroom
3 further Double Bedrooms (one en-suite Shower Room)
Galleried Landing, Family Bathroom
Reception Hall, Cloak Room WC/Utility Room
Superb "Neptune" Kitchen/Dining Room with Aga
Sitting Room, TV Room/Study, Garden Room

Annexe self-contained attached and connecting to the Main House

Entrance Hall to the Annexe
also with separate door to Main House
Cloak Room/WC
Sitting/Dining Room with Vaulted beamed ceiling
Kitchen, Shower Room/WC, Double Bedroom
First Floor Mezzanine Study/Bedroom area with en-suite WC

Outside

Triple Bay open Garage and Store Room
Extensive parking area for at least 9 vehicles,
Further space for a boat and dinghy's
150ft Modern 7 Bay Steel Barn (including
an enclosed Garage and Workshop)
Delightful gardens and grounds with a southerly aspect

In all, set in about 4 acres

Grange Farm

Almodington Lane, Earnley,
Chichester, West Sussex

A stunning and exceptionally well appointed
substantial detached period house of immense
character with a large integral Annexe and a superb
4,000 sq.ft. modern barn, quietly located about a mile
from the coast, set in about 4 acres



West Wittering about 6 miles of sandy beach

THE PROPERTY

Grange Farm is a charming and superbly presented detached house of immense character with origins understood to date from the about 18th Century. The house has been extended in recent years and undergone a comprehensive program of restoration combining contemporary features whilst retaining the period integrity of the property. The accommodation is versatile and spacious with plenty of natural light throughout. The house has a most welcoming reception hall with an ancient flagstone floor leading to a utility room/cloak room/wc and three reception rooms, two of which have wood burning stoves and underfloor heating. There is an impressive Galleried Landing leading to four double bedrooms, two of which have en-suite Bathrooms and there is a Family Bathroom. The Bathroom and Shower Room fittings are by 'Fired Earth'. From the Reception Hall a door leads to the Kitchen/Dining Room with a full range of traditional farmhouse style units designed by 'Neptune' and equipped with a integrated 'Miele' two ovens and induction hob, integrated upright fridge/freezer, a separate integrated freezer, integrated dishwasher and electric Aga. The extensive work surfaces and central island are polished granite. From the Kitchen a further door leads to the second entrance hall connecting to the large self-contained Annexe, which has independent gas and electric supplies.

The Self-Contained Annexe has an impressive Sitting Room/Dining area with a tall vaulted and beamed ceiling and underfloor heating and doors lead to the well equipped Kitchen with wall and base units with polished granite work tops, oven, hob, sink and integral fridge, doors lead to a Double Bedroom, Shower Room, and a staircase leads up to the Mezzanine Room with two 'Velux' windows and an ensuite Cloak Room/WC. From the Sitting Room patios doors open out to the delightful Oak pillared vaulted roof covered area above the sun terrace leading out to the flint walled enclosed south facing rear garden and grounds beyond.





Stunning Kitchen/Dining Room

A double aspect room with plenty of natural light and has two doors, one of which leads into the spacious Reception Hall and the second door leads into the second entrance hall with a door leading into the Annexe which has independent access or is combined as part of the whole accommodation of the house. The Kitchen has an excellent range of appliances including: an Electric 3 Oven Aga and two 'Meile' Ovens, a 5 ring 'Meile' Induction Hob, AEG dishwasher, AEG integrated upright fridge and separate AEG integrated freezer. There is a central island and extensive polished granite works surfaces. The flagstone flooring is from 'Artisans' of Devizes and the comprehensive range of units, designed in a traditional farmhouse style are by 'Neptune' from Wiltshire.



EARNLEY VILLAGE

Earnley dates prior to the Norman Conquest, after which this area was granted to the Earnley family, who gave their name to the village. The small parish church dates from the 13th Century, notable for its stone walls in the shape of a ships contour. The coastal area south of Earnley is part of a Site of Special Scientific Interest (SSSI) for its geological interest and for its importance as a natural habitat. Earnley is accessible to West Wittering and Itchenor sailing Clubs each about 3 miles away. The A3 (M) motorway is about 17 miles west, connecting to M25 Junction10 and central London/Westminster about (75 miles) and International Airports at Heathrow (61miles), Gatwick via A27/A24 (45 miles), Southampton Airport (33 miles), Portsmouth (19 miles) both providing ferry services to the Isle of Wight, Channel Isles and Northern Europe.

There is a spacious Galleried landing leading to all four double bedrooms each with custom built wardrobes and there are three luxury bathrooms two of which are en-suite and the main bedroom has a large dressing room with custom built wardrobes. All bedrooms are bright with plenty of natural light and two of which have double aspects with lovely views over the countryside.



GARDENS & GROUNDS

The gardens and grounds are beautifully kept and comprise a number of expanses of lawned areas which surround round the house on all sides and extend mainly to the South towards the coastline. A further lawned area of the garden to the easterly aspect is partly enclosed with post and rail cleft fencing.



There is a delightful brick and flint walled garden approached from the house with a vaulted roof covered patio area, facing south and west with a gate leading into the main garden, which features a paved terrace with steps down to the ornamental pond. Beyond the pond the grounds open on to the field which is laid to grass and can be kept as meadow or potentially a paddock.



GARDENS & GROUNDS

Located to the west of the house there is a five bar timber gate and track flanked by lawned areas beyond which there is a 150ft x 28ft Modern Barn with 7 bays, which incorporates a Large Garage with Light and 3 Phase power in the Workshop and outside water tap with extensive parking space.



Just beyond the garden the field laid to grass which can be a meadow or a paddock

Grange Farm is approached over a private driveway shared with Earnley Grange, two adjacent barn conversions and Thorney Farm House to the South. Neighbouring farmland is owned by the Environment Agency who also have a right of way to the farmland via a locked five bar timber gate to the southern end of the boundary. The driveways through the grounds are owned by Grange Farm.

In all, set in about 4 acres.



Further area of garden to the side of the house



Modern Barn approx. 4,000 sq.ft. with further potential subject to planning consent



Lovely countryside surrounding Earmley

CHICHESTER

The City of Chichester was founded by the Romans during the first century AD and the surrounding areas are steeped in history, with a number of fascinating archaeological remains from the Roman Conquest such as the existing remains of the tall defence Walls which now provide a walk through the City. Much of the City shopping centre is accessed through level pedestrianised areas leading to the well preserved and beautiful ancient Chichester Cathedral founded during 1075. The elaborate octangular Market Cross stands today at the centre of Chichester and is believed to have been built in 1501 and subsequently repaired at the expense of Charles Lennox, 2nd Duke of Richmond in 1746. Much of the City centre was built during the Georgian and Victorian periods and one of the most imposing buildings in the City today is the Georgian (former) Corn Exchange built in 1833 located in East Street. The City has beautifully kept parks and a canal 'The Ship Canal' from the City Basin for about 2 miles, navigable by canoe and rowing boats to Donnington and a further 2 miles of walks beside the canal continue to Birdham, Chichester Marina. About a mile from the City centre there is the Nuffield Hospital (private patients) and NHS St Richard's Hospital. There are a wide variety of amenities including: Public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club, rugby football club. Other attractions include: The award winning Pallant House Gallery and Internationally renowned Chichester Festival Theatre. There are a good number of schools locally and accessible from Chichester including; Bishop Luffa, Oakwood, Prebendal, Westbourne House, Great Ballard, Slindon Collage, Portsmouth Grammar school.

COASTAL & COUNTRY PURSUITS

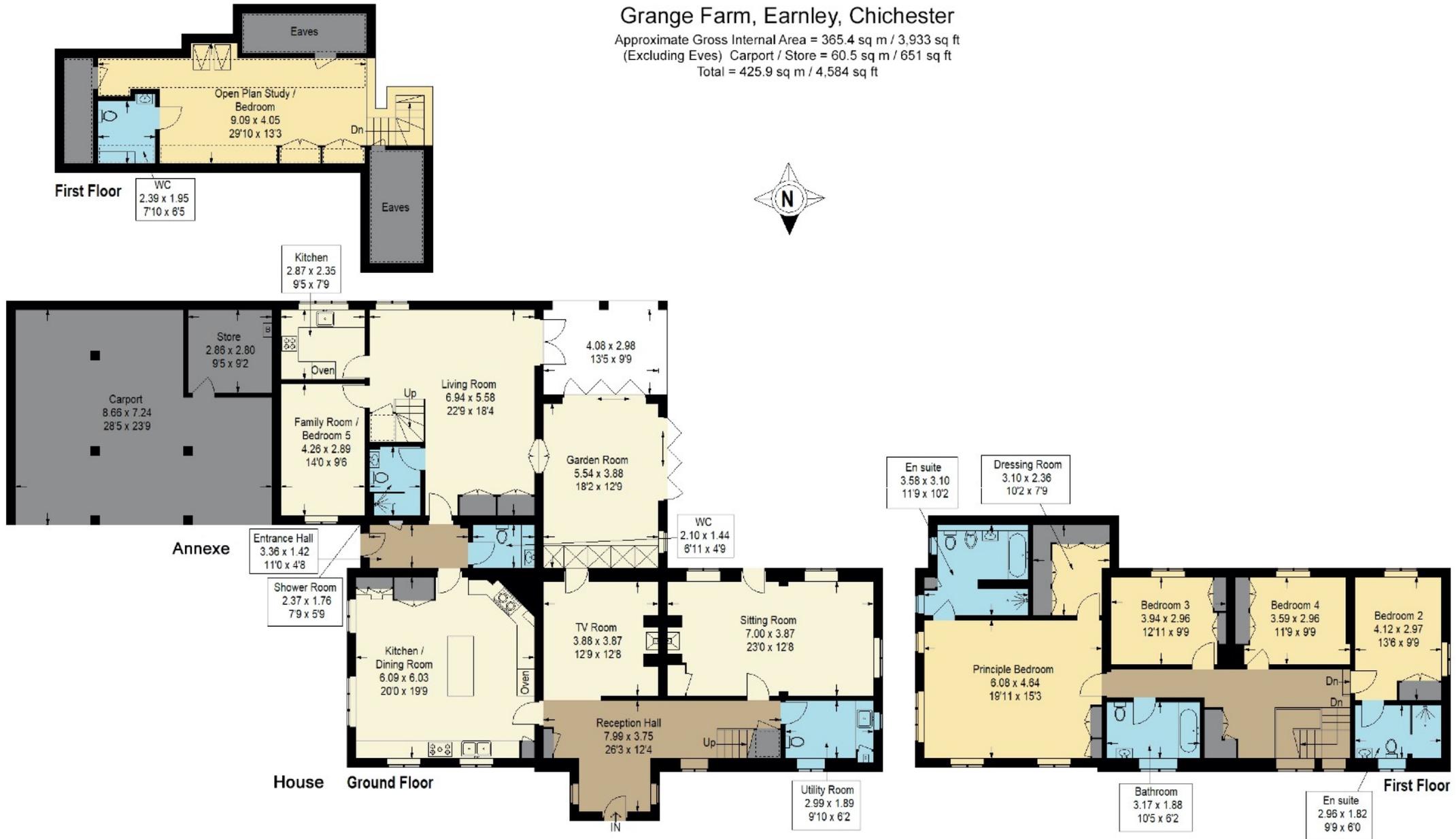
Chichester is renowned for its excellent sailing amenities, country pursuits and many attractions in the area including: the Goodwood Festival of Speed and Goodwood Revival motoring events and Horse Racing at Goodwood and Fontwell and Polo at Cowdray Park. There are golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside is an Areas of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways. There are pebble/sandy beaches at East Wittering and Bracklesham Bay and at West Wittering, miles of sandy beach, which has been awarded the 'Blue Flag' international status for excellence. The RSPB nature reserve is situated at Pagham Harbour. Chichester has about 17 miles of harbour channels leading out to The Solent, about 3,750 moorings and there are about 12,000 registered vessels, and about 2,000 berths with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), Thornham Marina, Sparkes Marina and Northney Marina at Hayling Island and there are 14 Sailing Clubs locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Wetland Centre Wildfowl nature reserve, Fishbourne Roman Palace, Stansted Park House & Grounds, Petworth House, Cass Sculpture Foundation Goodwood and Goodwood House.



Chichester Cathedral beyond Dell Quay and at the foot of The South Downs

Grange Farm, Earnley, Chichester

Approximate Gross Internal Area = 365.4 sq m / 3,933 sq ft
 (Excluding Eaves) Carport / Store = 60.5 sq m / 651 sq ft
 Total = 425.9 sq m / 4,584 sq ft



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. (ID530117)



DIRECTIONS

From Chichester at the A27 Stockbridge Roundabout signposted West Wittering proceed south along the A286 along the Birdham Straight for about 3 miles and at Siddlesham Lane turn left continue for about half a mile bearing right into Batchmere Lane leading into Almodington Lane after about 2 miles at the sharp bend turn left into the long driveway flanked by two white pillars and a gate marked Earnley Grange pass this house keeping left onto a concrete driveway then bear left and the gravelled parking entrance to Grange Farm will be found on the right hand side.

SERVICES

Mains electricity and water. gas fired boiler to radiators and part underfloor heating, Private drainage: New Sewage Plant System installed 2018

LOCAL AUTHORITY

Chichester District Council: 01243 785166

Council Tax Band: G

EPC Rating: C

Brochure: May 2020



Goodwood Racecourse



Chichester Marina



Beach about a mile from Earnley



West Wittering Beach 3 miles

Viewing by Appointment
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