

Barncroft Close, Chichester, PO20 2FE

Asking price £525,000

EPC Rating: C Council Tax Band: E



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A beautifully presented four-bedroom detached family home, tucked away in a private corner of Tangmere. Offering spacious and versatile living, a generous rear garden, ample parking and the rare benefit of a substantial detached double garage with workshop area.

A beautifully presented and exceptionally versatile four-bedroom detached family home, tucked away in a quiet corner position within the popular village of Tangmere. Offering generous living accommodation, a wonderfully spacious private garden and the particularly rare advantage of a substantial detached double garage with workshop space, this is a home with far more to offer than first meets the eye.

From the moment you arrive, the property enjoys a real sense of space and privacy. The generous driveway provides parking for multiple vehicles and leads to the impressive detached double garage, a feature that really sets this home apart. Far more than simply somewhere to park, the garage incorporates useful workshop space and offers fantastic potential for car enthusiasts, hobbies, storage, a home gym or simply those looking for the kind of practical space that is increasingly difficult to find.

Inside, a spacious entrance hallway introduces the accommodation and leads through to the main living and dining room. This is a wonderfully sociable family

space, with direct access onto the rear garden making it ideal for entertaining and everyday family life.

The modern kitchen offers ample storage, integrated appliances and breakfast bar seating, while a separate utility room adds further practicality. The ground floor also provides a cloakroom, dedicated home office and an additional reception room, currently arranged as a children's room but equally suited as a snug, playroom or separate sitting room.

Upstairs are four bedrooms, including two well-proportioned doubles. The principal bedroom benefits from its own en-suite shower room, while two further comfortable single bedrooms are served by the modern family bathroom.

The outside space is another of the home's real highlights. The generous rear garden provides an excellent amount of space for children, entertaining and outdoor living, with a combination of lawn and patio together with two separate seating areas positioned to make the most of both sunshine and shade throughout the day. For a modern family home, the sheer amount of

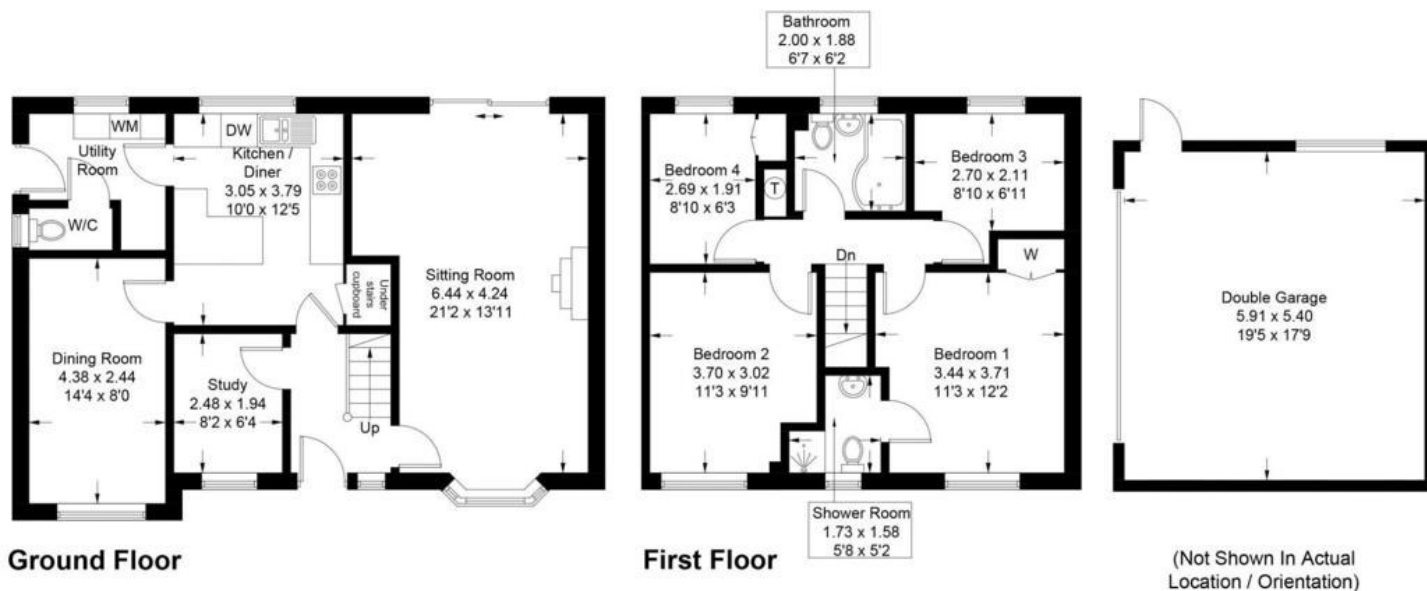
usable garden space is a particularly attractive feature and complements the house beautifully.

Combined with the substantial detached double garage and workshop, ample driveway parking and tucked-away corner position, the outside space gives this property a sense of privacy, practicality and breathing room that makes it particularly special.

Tangmere is a popular and well-connected village just a short distance from the historic cathedral city of Chichester. The village offers a range of everyday amenities and schooling, while excellent road links provide convenient access to Chichester and the surrounding area.

The South Downs National Park and beautiful West Sussex coastline are both within easy reach, while the world-renowned Goodwood Estate, famous for its motorsport and horse racing events, is also nearby.





Approximate Gross Internal Area
 Ground Floor = 67.2 sq m / 723 sq ft
 First Floor = 48.0 sq m / 517 sq ft
 Double Garage = 31.9 sq m / 343 sq ft
 Total = 147.1 sq m / 1583 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		