



Guide Price £2,000,000

Truffles, Piggery Hall Lane, West Wittering, PO20 8PZ





Truffles, Piggery Hall Lane, West Wittering, PO20 8PZ



2



6



2

EPC



D



G

Situated in this beautiful area of West Wittering, 'Truffles' comprises a six bedroom detached country home with approximately 8 acres of gardens and paddock land. In addition it includes a large 1700 sqft detached barn/store, detached double garage and a one bedroom annexe. Within just a few minutes drive are the local beaches, glorious Chichester harbour and excellent variety of shops.

Offering a high degree of privacy, the property is approached via a tree lined driveway and includes a split level design home with extensive sun trap paved terraced areas to the east and south elevations with views over the adjoining gardens, paddocks and outdoor swimming pool adjacent to the property.

An ideal home for those seeking a private rural retreat with equestrian facilities or hobby farm with scope, subject to any necessary consents for further accommodation if required.

Entrance Hall: Steps rising to the front door and entrance hall. Stairs to inner hall area with steps down to cellar/storage area.

Sitting Room: L shaped triple aspect room with elevated views over the gardens and paddocks. Feature stone wall with fireplace.

Dining Room: Stairs to lounge.

Cloakroom: Wc and wash basin

Kitchen/Breakfast Room: Comprising a range of floor and wall mounted cupboards with fitted worktops and breakfast bar and inset sink with tiled flooring and part tiled walls.

Utility Room: With sink unit and boiler for central heating and hot water. Trades door to outside.

Bedroom Five.

Bedroom Six: Built in wardrobes.

Upper Floor: With landing area and airing cupboard.

Principal Bedroom: With built in bedroom wardrobe furniture and

En-Suite Bathroom: comprising bath, wash basin and wc.

Bedroom Two: Built in wardrobe cupboards.

Bedroom Three: Built in wardrobe cupboards including vanity unit with basin.

Bedroom Four: Built in wardrobe cupboards.

Family Bathroom: Comprising a tiled panelled bath, wc and wash basin.

Outside - Annex and Double Garage: Annexe comprising Kitchen/Dining/Sitting Room with kitchenette. Door to shower/cloakroom with wc and wash basin. Adjacent is the double garage.

Outdoor Swimming Pool: With paved terraced areas surrounding, including pool house with pump and heater. Please note the pool and pool house are not currently in commission.

Detached Storage Barn: With hangar style doors to the front. Light and power connected with side personal door access.

Gardens and Paddocks: Mainly lawned gardens surround the property with mature trees and shrubbery affording a high degree of privacy. The remainder of the land is currently used as paddock and grazing, bounded by mature hedgerow and trees with a separate five bar gate entrance to the paddocks for horse box access and land maintenance purposes.











NEAREST



SHOPS 1.3 miles



SCHOOL 1.9 miles



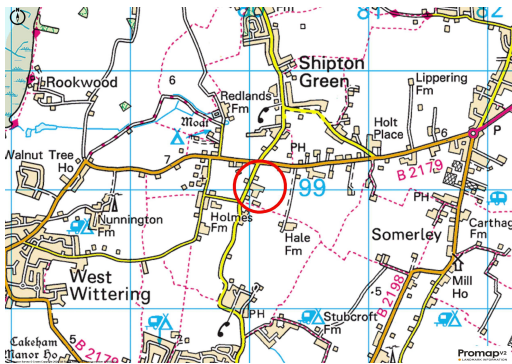
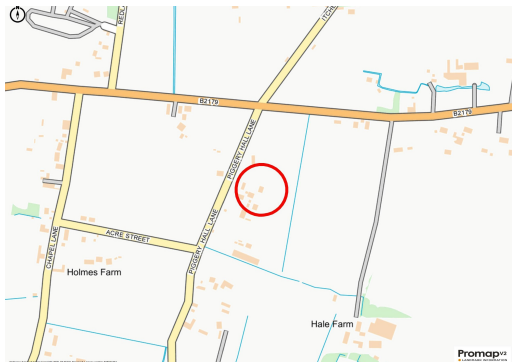
BEACH 2 miles



BUSES 0.6 miles



TRAINS 6.1 miles



Truffles, Piggery Hall Lane , PO20 8EF
APPROXIMATE GROSS INTERNAL AREA = 2523 SQ FT / 234.4 SQ M
OUTBUILDINGS = 177 SQ FT / 16.5 SQ M
BARN = 1702 SQ FT / 158.1 SQ M
GARAGE / ANNEXE = 643 SQ FT / 59.7 SQ M
TOTAL = 5045 SQ FT / 468.7 SQ M



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. (ID673955)

Produced for Baileys Estate Agents

Working in co-operation with the owners we have tried to be accurate and informative in the presentation of our property details. Baileys would advise that no representations or warranties are made or given in respect of the condition of any items mentioned in the Sales Particulars. If however, you are not sure about a particular point please contact us to verify the information. This is especially important if viewing the property involves travelling some distance.