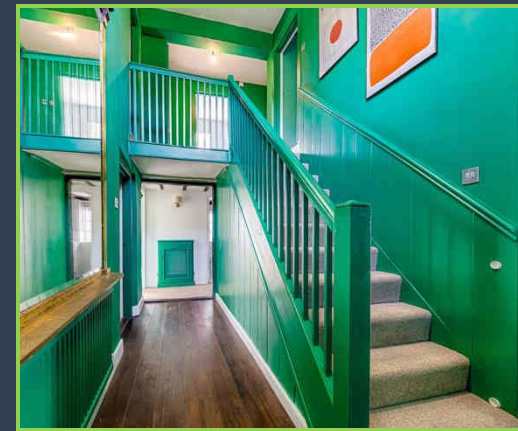




Manor Cottage
Church Lane
Barnham
PO22 0BP



01243 940940 | barnham@pegasusproperties.co.uk
www.pegasusproperties.co.uk



4 Bedroom Detached House
£1,250,000 Freehold

Floor Plan:

- Exceptional country home
- 4 bedrooms
- 4 bathrooms
- Sympathetically improved
- Stunning kitchen/dining/living space
- Period features
- Walking distance to amenities and train station
- No onward chain



Total Area: 3452 ft² ... 320.7 m² (Includes Cellar)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by: am 2024





51°30'N
— London —
00°7'W

London, England, is located at 51°30'N, 00°7'W. The city is situated on the River Thames, which flows through the heart of the city. The city is known for its rich history, culture, and architecture. The city is a major financial center and is home to many of the world's leading companies. The city is also a major cultural hub and is home to many of the world's leading museums and galleries. The city is a major transportation hub and is home to many of the world's leading airports and train stations. The city is a major economic center and is home to many of the world's leading industries. The city is a major cultural center and is home to many of the world's leading artists and writers. The city is a major educational center and is home to many of the world's leading universities and colleges. The city is a major sports center and is home to many of the world's leading sports teams and stadiums. The city is a major entertainment center and is home to many of the world's leading theaters and concert halls. The city is a major shopping center and is home to many of the world's leading retailers and brands. The city is a major healthcare center and is home to many of the world's leading hospitals and medical centers. The city is a major research center and is home to many of the world's leading research institutions and laboratories. The city is a major innovation center and is home to many of the world's leading startups and tech companies. The city is a major talent center and is home to many of the world's leading professionals and experts. The city is a major lifestyle center and is home to many of the world's leading restaurants, bars, and clubs. The city is a major travel center and is home to many of the world's leading travel agencies and tour operators. The city is a major real estate center and is home to many of the world's leading real estate firms and agents. The city is a major legal center and is home to many of the world's leading law firms and lawyers. The city is a major financial center and is home to many of the world's leading banks and investment firms. The city is a major media center and is home to many of the world's leading media companies and networks. The city is a major advertising center and is home to many of the world's leading advertising agencies and firms. The city is a major public relations center and is home to many of the world's leading PR firms and agencies. The city is a major consulting center and is home to many of the world's leading consulting firms and agencies. The city is a major engineering center and is home to many of the world's leading engineering firms and agencies. The city is a major architecture center and is home to many of the world's leading architecture firms and agencies. The city is a major design center and is home to many of the world's leading design firms and agencies. The city is a major marketing center and is home to many of the world's leading marketing firms and agencies. The city is a major sales center and is home to many of the world's leading sales firms and agencies. The city is a major distribution center and is home to many of the world's leading distribution firms and agencies. The city is a major logistics center and is home to many of the world's leading logistics firms and agencies. The city is a major transportation center and is home to many of the world's leading transportation firms and agencies. The city is a major infrastructure center and is home to many of the world's leading infrastructure firms and agencies. The city is a major energy center and is home to many of the world's leading energy firms and agencies. The city is a major environmental center and is home to many of the world's leading environmental firms and agencies. The city is a major social center and is home to many of the world's leading social firms and agencies. The city is a major technology center and is home to many of the world's leading technology firms and agencies. The city is a major innovation center and is home to many of the world's leading innovation firms and agencies. The city is a major research center and is home to many of the world's leading research firms and agencies. The city is a major development center and is home to many of the world's leading development firms and agencies. The city is a major production center and is home to many of the world's leading production firms and agencies. The city is a major distribution center and is home to many of the world's leading distribution firms and agencies. The city is a major retail center and is home to many of the world's leading retail firms and agencies. The city is a major service center and is home to many of the world's leading service firms and agencies. The city is a major support center and is home to many of the world's leading support firms and agencies. The city is a major infrastructure center and is home to many of the world's leading infrastructure firms and agencies. The city is a major energy center and is home to many of the world's leading energy firms and agencies. The city is a major environmental center and is home to many of the world's leading environmental firms and agencies. The city is a major social center and is home to many of the world's leading social firms and agencies. The city is a major technology center and is home to many of the world's leading technology firms and agencies. The city is a major innovation center and is home to many of the world's leading innovation firms and agencies. The city is a major research center and is home to many of the world's leading research firms and agencies. The city is a major development center and is home to many of the world's leading development firms and agencies. The city is a major production center and is home to many of the world's leading production firms and agencies. The city is a major distribution center and is home to many of the world's leading distribution firms and agencies. The city is a major retail center and is home to many of the world's leading retail firms and agencies. The city is a major service center and is home to many of the world's leading service firms and agencies. The city is a major support center and is home to many of the world's leading support firms and agencies.





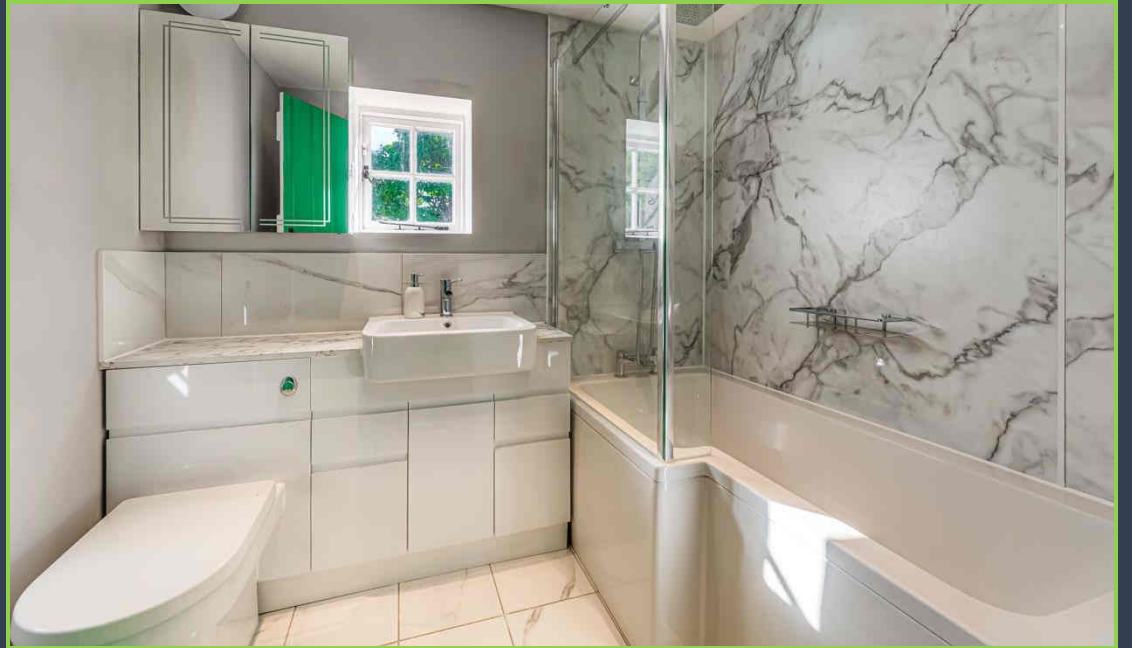














The Property:

Manor Cottage is an exceptional Grade II Listed property and previously the residence of the prominent local landowners the Murrell Family. The property is in the semi-rural village of Barnham and its conservation area. In recent years the house has undergone sympathetic renovation works and is now a magnificent home.

Internal accommodation extends to in excess of 3400 sq ft, with three double bedrooms in the main house, the master offering an en-suite and a dressing room. The reception spaces have been created to serve different purposes with the sitting room being dual aspect and light filled with the other being more of a snug reception space. The previous annexe, has been completely transformed into a stunning light filled kitchen/dining/living space, with the addition of a bedroom having its own en-suite facilities.

The gardens are both mainly laid to lawn with mature planting and a driveway is to the side.

The Location:

Barnham is a popular village within sight of the South Downs National Park, local shopping facilities can be found in the centre of the village along with the mainline station providing a regular service to London Victoria in about 1 hour 30 minutes.

Comprehensive facilities may be found in Chichester with a wide selection of shops, superstores, restaurants and bars. The surrounding area offers a variety of recreational facilities including a number of golf courses, one of which being at Goodwood, which also provides a country club with gym, indoor swimming pool and tennis courts. Famous for its horse racing, Goodwood also plays host to the Annual Festival of Speed and the Revival of this historic motor circuit, both of which have become prominent events on the social calendar.

To the south the waters of Chichester Harbour and the Solent provide some of the most popular sailing facilities within easy reach of London. Most notably there are sailing clubs at Itchenor, Bosham and Chichester Marina. The beaches at East Head and West or East Wittering provide many opportunities for bathing, windsurfing, kiteboarding and more recently land-boarding.

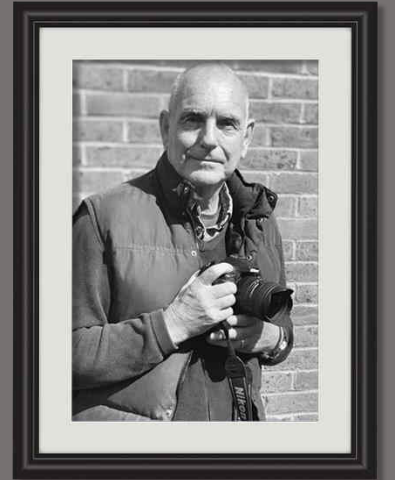
The South Downs National Park to the north is home to a variety of pretty rural villages with good country pubs and provides many opportunities for walking, riding and mountain biking.

Property Information

Services: Mains gas, electricity, water and drainage. Broadband available

Council Tax: Arun District Council, Maltravers Road, Littlehampton. Tel: 01903 737500 Council Tax Band G

Welcome to Pegasus Properties



About us...

From large country estates to coastal properties, cottages, investments and family homes, our team has over 90 years experience in delivering outstanding client care. Our aim is to always provide you with a friendly, knowledgeable and unrivalled level of service. We place great emphasis on providing a modern, bespoke, personal and highly professional experience at Pegasus Properties and we are dedicated to delivering the very best results for all our clients.

Professionalism, Quality, Responsiveness, Value



“ Peter and Nick made what was the most impossible chain a reality. We sold in no time at all at over asking price and Peter made it his daily objective to take matters in his own hands to get the job done! Would use again in a heartbeat! ”

Clare P

“Pegasus have been a joy to deal with. Peter was great with advice and guidance at the start when placing the property on the market, followed by Nick who has provided continuing helpful support throughout the selling process. Friendly service with consistently excellent communication. Nick particularly would investigate any bumps in the road & work with all parties to find a resolution. Would not hesitate to recommend, keep doing what you do! Many thanks.”

Alison S

“We highly recommend Nick who was so professional and efficient in selling our home. After agreeing the sale he was always in regular contact with updates and reachable to discuss any questions we had. Thank you to not only Nick but also Peter, Carol and Richard at Pegasus for everything. We don't want to move anytime soon because we love our new house but if we did we would certainly use Nick and Pegasus again.”

Matt R

“Nick and the team at Pegasus are just brilliant! They managed the sale of 2 family properties and the service they gave was outstanding. During such a stressful time Nick was so reassuring, informative, professional and caring. He kept us updated weekly with the chain progression. Would recommend (and have done!) 110%. Well done so pleased to have sold with Pegasus!”

Abi E

Traditional Values

First and foremost we believe in communication and great customer care. We don't want you to feel like you're being passed from pillar to post and getting frustrated with the lack of answers when you need them. Every single one of our team is on hand to help. We take great pride in making sure you are informed about everything concerning your house move as soon as it happens.



Professional Service

You only get one chance to make a first impression and when it comes to property we want to make you stand out. Every property is special in its own way and we always look for the unique character which makes it shine above the rest. All of our properties benefit from professional photography, too many hours scrolling through the internet has taught us that the care and attention we pay to your home will help attract more attention over the competition.

We love what we do and we want you to enjoy the experience just as much as we do.



Modern Technology

Our approach has always been to stay at the forefront of technology, that said we believe in utilising it in the right way. From the latest management systems through to our comprehensive marketing methods, we make sure everything we have in place, benefits you! Our systems track the progress of your sale from start to finish and alert us throughout the process if things are taking longer than they should. Our marketing methods include advertising across the UK's major property websites, niche property platforms and exclusive magazines. Whether it's a 2 bedroom end of terrace or a grand country home, we have every angle covered.



Your local Property Professional



01243 940940 | barnham@pegasusproperties.co.uk
www.pegasusproperties.co.uk