



Mill Hamlet House  
Rookery Lane Sidlesham  
West Sussex  
PO20 7ND



01243 940940 | [barnham@pegasusproperties.co.uk](mailto:barnham@pegasusproperties.co.uk)  
[www.pegasusproperties.co.uk](http://www.pegasusproperties.co.uk)





Handsome 5 Bedroom Country House  
£2,500,000 Freehold





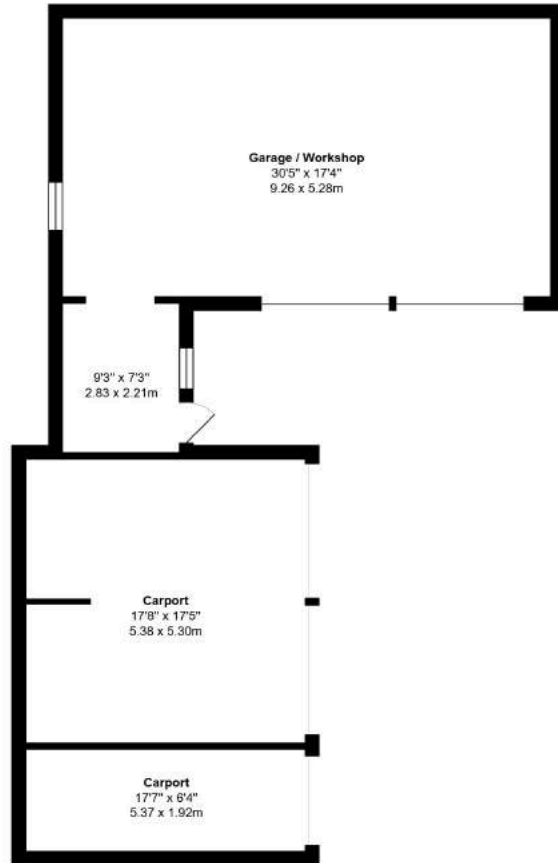




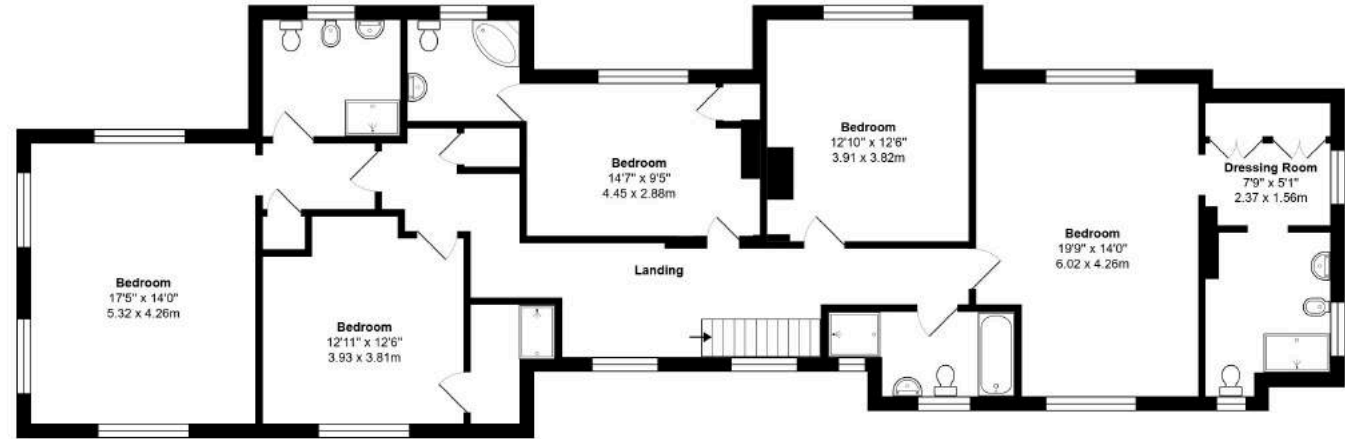




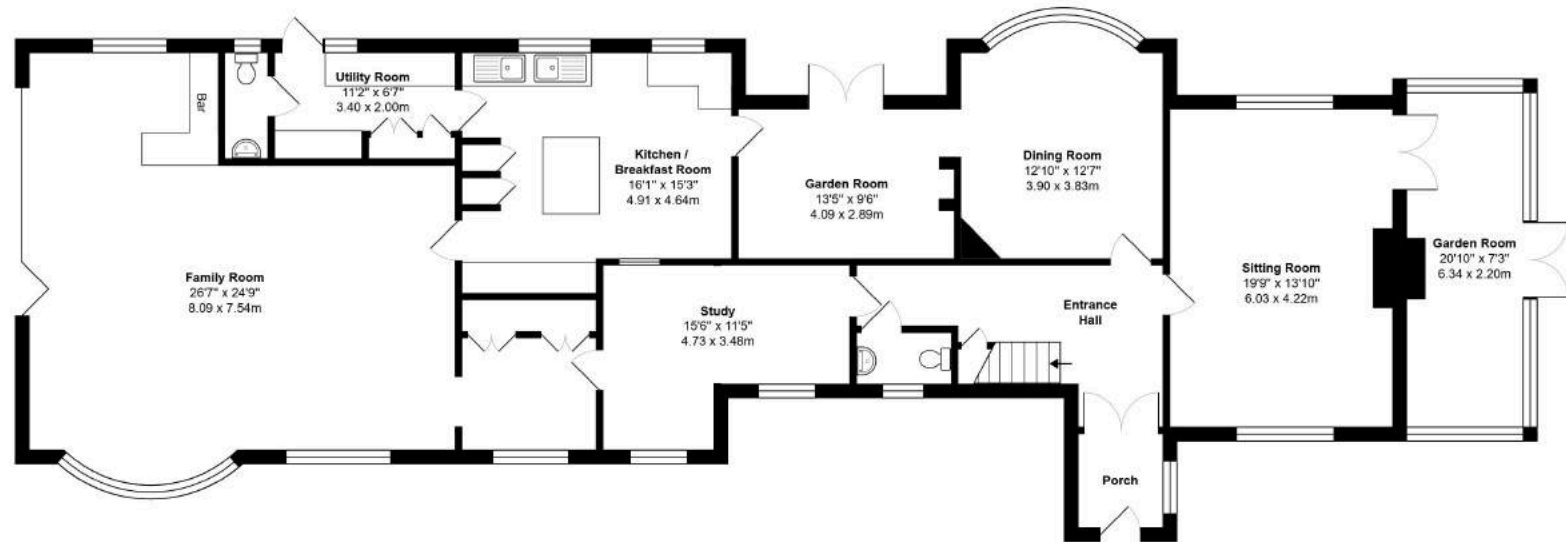




(Not Shown In Correct Position / Orientation)



First Floor



Ground Floor

Total Area: 4757 ft<sup>2</sup> ... 442.0 m<sup>2</sup> (Includes Outbuildings)

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 Jtm 2024



























## The Property:

A truly unique opportunity to own this stunning period home, set back in its grounds within this idyllic location. Boasting sprawling mature gardens and generous accommodation, this handsome home is approached from Rookery Lane a prestigious rural location on the fringes of Pagham Nature Reserve, and within walking distance of the harbour and renowned Crab & Lobster restaurant.

This magnificent home boasts accommodation approaching 5,000 sq ft, including 5 large bedrooms, 4 with ensembles, 6 reception rooms and a country house kitchen/breakfast room. There are two acres of grounds and a plethora of ancillary buildings, including car barns, workshops and stores.

Sit deep within its mature gardens with breath taking views on all sides this stunning home truly is one of a kind.

## The Location:

Mill Hamlet House sits within this stunning rural hamlet, about 6 miles to the south of Chichester, and enjoys a spectacular position on the highly desirable Rookery Lane, a short walk from the quay and nature reserve of some 1,500 acres of salt marsh and tidal mudflats managed by the RSPB, designated a Site of Special Scientific Interest and a Ramsar site (international designation of importance). Wonderful walks and cycle rides emanate literally from the doorstep. The Bill Way cycle path provides access to Chichester and, via the Salterns Way, along the shoreline of Chichester Harbour, connects to the Centurion Way and the South Downs.

Sidlesham has a primary school, local garage with shop, with a modern Asda located 3 miles away, church, public house and nearby, the renowned 'Crab & Lobster' pub restaurant. Chichester Marina and Yacht Club, Birdham Pool and the start of Chichester Canal are about 4 miles. Chichester's broad range of shopping, cultural and leisure amenities, including the Festival Theatre, are about 6 miles to the north. The Blue Flag sandy beach at West Wittering and the National Trust's East Head are about 7.5 miles and Goodwood, with its historic house, horse racing, golf, motor racing and small airfield, is about 9.5 miles.

### Property Information

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

**Council Tax:** Chichester District Council, 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 UKs 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



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