



# Wonderful barn with spacious accommodation

**The Tithe Barn, Aldingbourne**

Freehold





Reception hall • Drawing room • Sitting room • Study  
• Kitchen with larder • Utility room • Downstairs WC  
• Five bedrooms (Two en suites) • Two bath/shower  
rooms • Terraced gardens • Double garage

### Description

The Tithe Barn dates from 1526 with the conversion to a dwelling (in the style of a country house) in the 1960's whilst maintaining many of the original features. The property is immaculately presented throughout and has been well maintained by the current owner offering spacious living accommodation over three floors.

The magnificent reception hall with its vaulted ceiling, original beams and prominent staircase leads to the reception rooms. The drawing room with impressive Inglenook fireplace has French doors on to the garden. The dining room also overlooks the garden and has generous proportions.

Adjoining the dining room is the kitchen with tiled floor, a range of fitted units, electric Rangemaster cooker, a walk-in larder and utility room to the rear. Being not listed the kitchen and dining room could lend itself to be opened up to create a larger kitchen/dining area, subject to any relevant consents required.

To the first floor, the vaulted bedroom is spacious and light with a balcony overlooking the neighbouring lake, this room measures over 24 ft and includes a feature log burning stove. There are four further bedrooms (two en suites), two family bathrooms and a study.

On the second floor is an adaptable space running the length of the house which is currently presented as a games room with shower room and ample storage space. This is a versatile space that could work well as a bedroom or playroom.

The terraced gardens are low maintenance but could revert to lawn if desired with the outside space working extremely well for parties and entertaining. There are numerous trees including a beautiful fig tree and an abundance of mature shrubs. The neighbouring lake is a particular feature and provides a restful view from across the garden. The property benefits from a good sized potting shed.

Parking is provided on the driveway and the attached double garage.



**Situation**

Aldingbourne is a quaint village to the east of Chichester, well placed for the coast and the South Downs National Park.

The nearby cathedral city of Chichester is about 5 miles away and is home to the renowned Festival Theatre, a leisure centre and an excellent range of high street shops together with restaurants, cafés and bars.

There are a well regarded selection of state and independent schools in the area including Chichester High School, Bishop Luffa, Westbourne House, Prebendal, Great Ballard and Dorset House.

There are numerous sporting activities available in the local area, including several local golf courses, sailing and watersports at Chichester Harbour, horse racing at Goodwood and polo at Cowdray Park.

**Services**

Mains water and electricity. Oil fired heating. Private drainage.

**Tenure**

Freehold

**Energy Performance**

A copy of the full Energy Performance Certificate is available upon request.

**Viewing**

Strictly by appointment with Savills.

**Agent Note**

We wish to make prospective purchasers aware that a seller of this property is an employee of Savills.





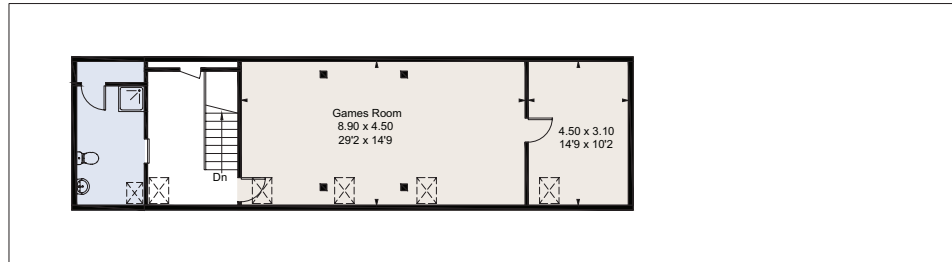
**The Tithe Barn, Aldingbourne PO20 3TJ**  
**Approximate Floor Area** 455.0 sq m / 4899 sq ft  
**Garage** 47.0 sq m / 511 sq ft  
**Total** 502.0 sq m / 5410 sq ft



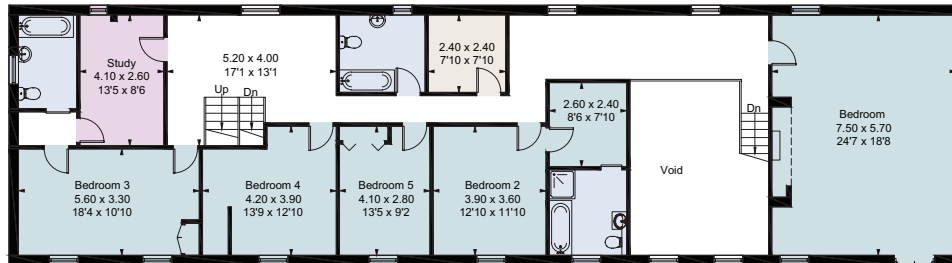
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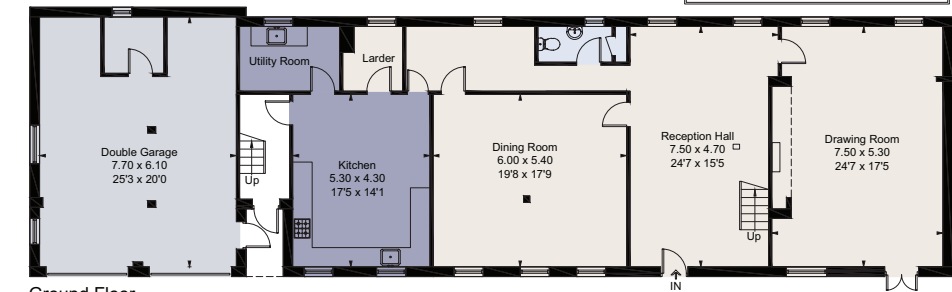
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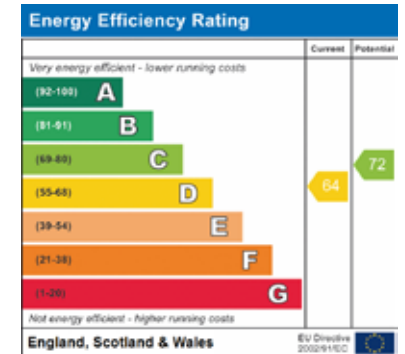
Second Floor



First Floor



Ground Floor



For identification only. Not to scale. © 200717AD

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