



**Tangle Trees,  
Pine Grove,  
West Broyle,  
Chichester,  
PO19 3PN**

Price Guide  
£1,325,000 Freehold

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**STRIDE & SON**

Established 1890



Set on a plot of about ½ an acre, a spacious well presented detached family house with garage, attached studio and a 285 ft. long garden set in a leafy suburb to the north of the city centre.

#### DESCRIPTION:

Set within delightful mature gardens and grounds of approximately ½ an acre backing onto woodland, Tangle Trees is an excellent 5 bedroom detached family house. Believed to date from the 1930s, the property offers about 2,232sqft of well presented and nicely balanced accommodation arranged over two floors with a light and airy atmosphere throughout. On the ground floor, features to note include a welcoming entrance hall, triple aspect sitting room with southerly facing curved bay window, a superb and spacious open-plan kitchen/dining/family room, a useful utility room with side access to the driveway, cloakroom, and a study. This level also boasts some attractive wood flooring, a double-sided log burner shared between the sitting room and dining/family area, as well as bi-fold doors from these same living spaces to a paved terrace and the rear garden. On the first floor, there are 5 bedrooms, with a stylish en-suite shower room to the principal bedroom, and a family bathroom with separate shower. The first-floor landing also provides access via a pull-down ladder to a very spacious and boarded loft space with Velux windows, which offers great potential to convert to further accommodation, subject to the necessary consents. The house also benefits from gas central heating and double glazing.

The property is approached via a gravel driveway leading to a paved parking and turning area with adjacent lawn set in front of the house. The frontage to the property is bounded by mature shrubbery with the good length gravel driveway, being divided by a wide 5-bar timber gate, running down the side of the house to a large garage. Adjoining the rear of the garage is a versatile and well presented studio with power, lighting and glazed double doors opening to the rear garden. An extensive paved terrace adjoins the right side and rear of the house with steps down to the rear garden being predominantly laid to lawn with well established flower and shrub beds, and a variety of mature trees. The beautiful rear garden is a particular feature of the property measuring approximately 285ft in length and slopes gently away from the house. About midway down, there is a part covered timber decked sitting area with power and lighting, beyond which there is a

small orchard comprising a number of apples trees. Towards the end of the rear garden there is a metal storage shed and a children's timber treehouse/play structure. In all, about 0.49 of an acre.

Services: All main. Gas central heating

Tenure: Freehold

Local Authority: Chichester District Council

Council Tax: Band G

Energy Rating: D



5



2



3



G



Band  
D



2,232  
sq. ft.





#### LOCATION:

Tangle Trees is located in a sought-after residential road made up of other attractive detached houses in the popular leafy suburb of West Broyle only about 1 ½ miles (approximately 20-30 minutes walk) to the north-west of Chichester city centre. It is close to the southern boundary of the South Downs National Park and conveniently situated for local state and private schools, and for access to the A27, which links with the A3(M) to the west providing a route north to the M25. There are bus stops nearby, and train stations in central Chichester and in the nearby village of Fishbourne provide services along the coast to Portsmouth and Brighton, and to London Victoria.

The vendor advises us that a new pathway can be reached easily from Pine Grove, providing convenient access and a pleasant walk through the fields to Parklands, Centurion Way Cycle Path, Bishop Luffa School, and Chichester City Centre. In the other direction it links with a footpath to Fishbourne Village where there is a train station and community centre. All of these are within about a 15- 30 minute walk depending on your destination, or a short cycle ride.

The cathedral city of Chichester offers excellent high-street shopping, many fashionable restaurants, cafes, bars, a leisure centre with swimming pool, sports clubs, cinemas, and is home to the Pallant House Gallery and the renowned Festival Theatre. Located close to Chichester is the Goodwood Estate, which is famous for its many sporting event days including the much-celebrated Festival of Speed and Goodwood Revival for motor racing enthusiasts, and a season of horse racing including the Glorious Goodwood Festival. The South Downs National Park is within easy reach being only about 1 ½ miles to the west and north, and Chichester Harbour, along with Chichester Marina and Birdham Pool, are located just to the south, the harbour being home to several popular sailing clubs. Also, to the south, about 9 ½ miles, is the Blue Flag sandy beach at West Wittering and the National Trust's East Head sand dune spit at the stunning entrance to Chichester Harbour.







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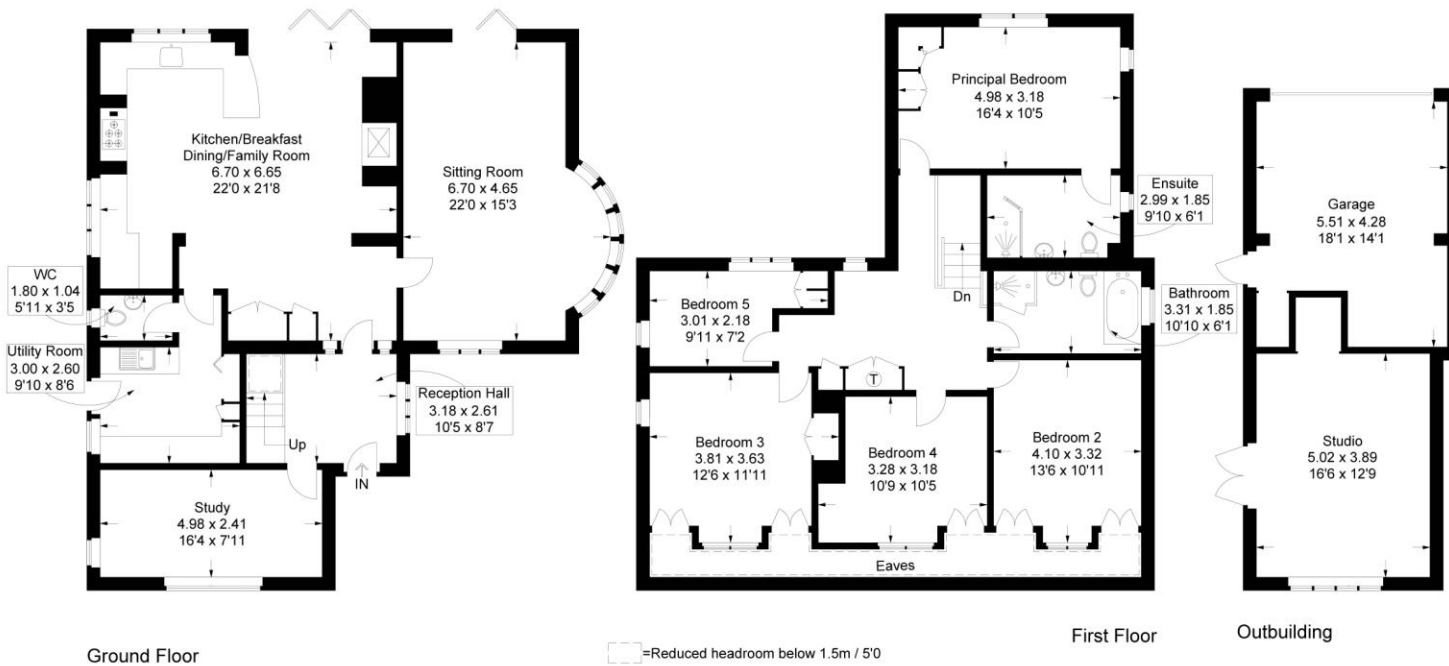






# Tangletrees, Pine Grove, West Broyle

Approximate Gross Internal Area = 207.4 sq m / 2232 sq ft  
 Outbuilding = 44.7 sq m / 481 sq ft  
 Total = 252.1 sq m / 2713 sq ft



Ground Floor

First Floor

Outbuilding

= Reduced headroom below 1.5m / 5'0

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.

## DIRECTIONS

From the Northgate roundabout at the northern end of Chichester city centre, take the exit signposted Funtington & East Ashling (B2178) and proceed along St Paul's Road in a north-westerly direction. Travel along the B1278 for about 1.4 miles into the West Broyle area of Chichester and then turn left into Pine Grove where Tangle Trees will be found after about 150 yards on the left-hand side.

## CONTACT

37 South Street, Chichester,  
 PO19 1EL

E [properties@strideandson.co.uk](mailto:properties@strideandson.co.uk)

T 01243 782626

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