















## AT A GLANCE

-  4100 sq ft of Versatile Accommodation
-  5 Double Bedrooms & 5 Reception Rooms
-  Principle Suite With Dressing Room & Bathroom
-  Guest Bedroom With En-Suite
-  Open Plan Kitchen /Dining Area / Family Area
-  Solar Panels Fitted
-  Double Garage / Gym / Games Room
-  Self Contained Annexe
-  3/4 Acre Plot With Parking For Several Cars
-  Landscaped Gardens & Grounds







## ABOUT THE PROPERTY

Nestled in a tranquil rural setting this exceptional family home only 12 minutes from Chichester, epitomises a perfect blend of peace and proximity to urban conveniences. The expansive property, enveloped by open countryside, spans an impressive 4100 sq ft, catering to those seeking space for family gatherings, recreational pursuits, and various hobbies.

This versatile home offers a choice of reception rooms, including a music room, drawing room, sitting room, a study/office, and a double garage cleverly transformed into a home gym/games room. The new owners could easily convert this back to a double garage if required.

The heart of the home, the 28' x 19' open-plan kitchen/diner, seamlessly connects indoor and outdoor living through aluminium triple edge-glide doors. This provides a stunning view of the meticulously landscaped half-acre garden with mature shrubs, trees, and lush lawns.

Enhancing the property's versatility is a self-contained annex featuring a living room with vaulted ceiling, kitchenette, a spacious double bedroom with generous storage, and an ensuite bathroom. This annex not only accommodates extended family or guests but also presents an enticing income potential, particularly during the renowned Goodwood events.







## ABOUT THE PROPERTY

Surrounded by  $\frac{3}{4}$  acre of beautifully landscaped gardens to the front, side, and rear, the property offers a serene escape. Immediate access to the countryside provides opportunities for walks and cycling, while the glorious beaches of West Wittering and Aldwick Bay are a short 15–20 minute drive away, promising coastal delights.

In essence, this residence is not just a home; it's a sanctuary where the spacious interiors harmonise with the natural beauty of the surroundings. It offers a lifestyle that combines rural tranquillity with the convenience of city amenities and the allure of nearby coastal escapes. This makes it an exquisite retreat for those seeking a truly exceptional living experience.

AGENTS NOTE: There is private drainage and oil fired central heating. There are also solar panels which were recently installed.



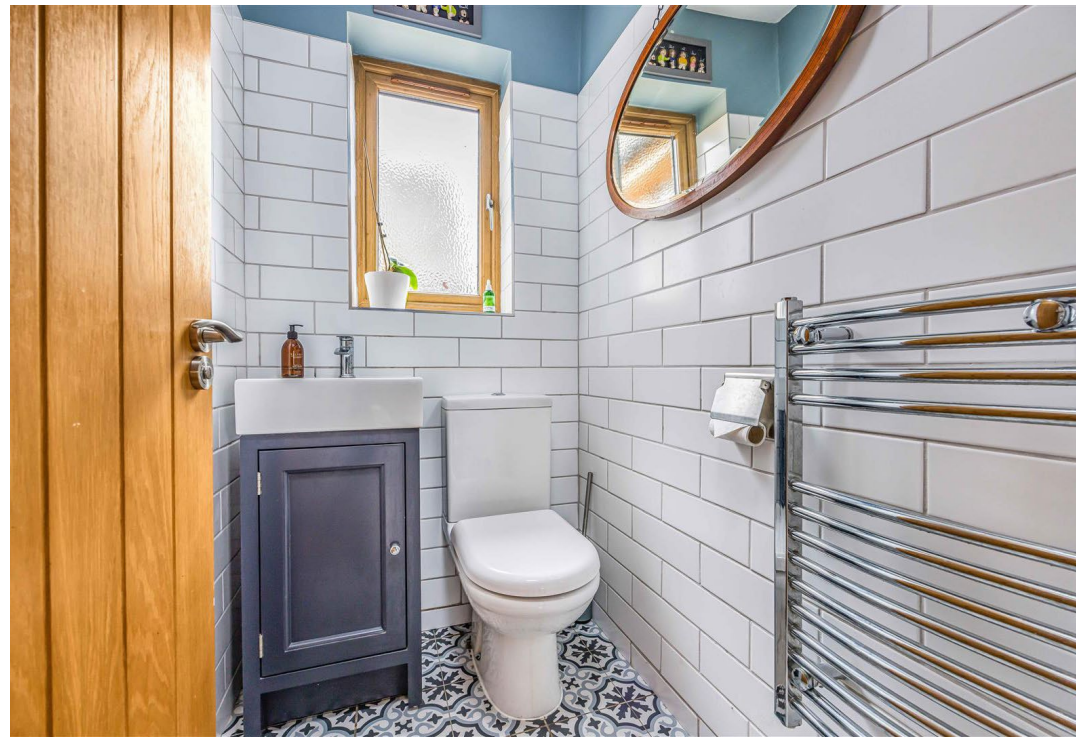
















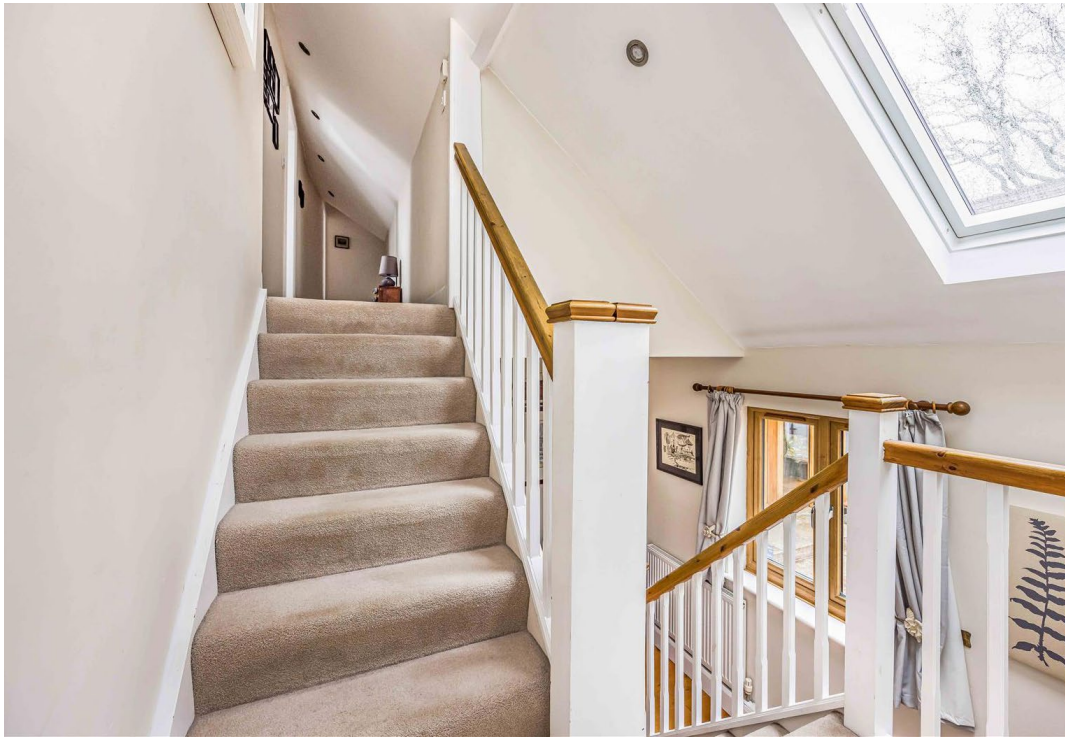








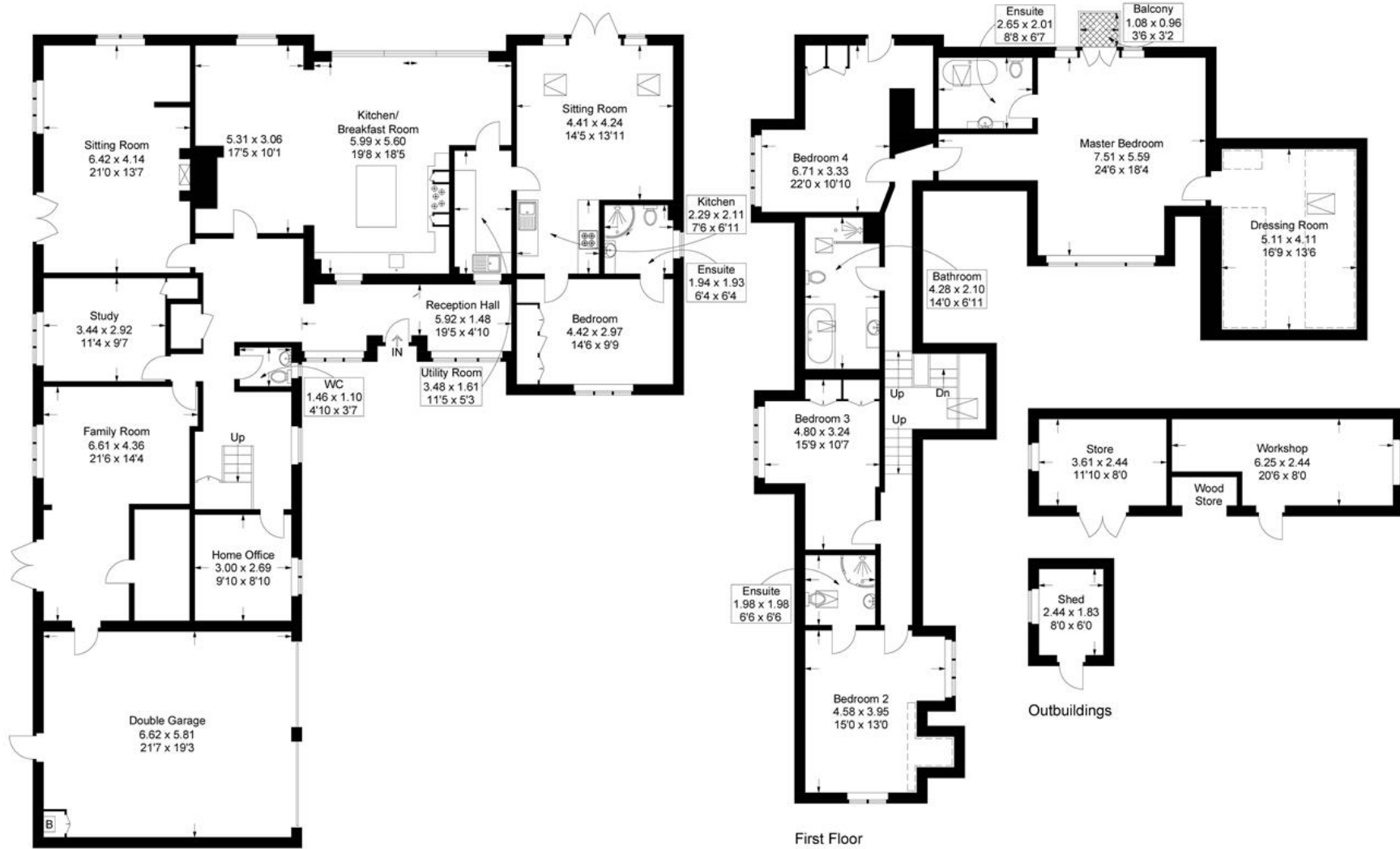






# The Fisher Barn, Fisher Lane, South Mundham

Approximate Gross Internal Area = 388.1 sq m / 4177 sq ft  
 Outbuildings = 29.5 sq m / 317 sq ft  
 Total = 417.6 sq m / 4495 sq ft



Ground Floor

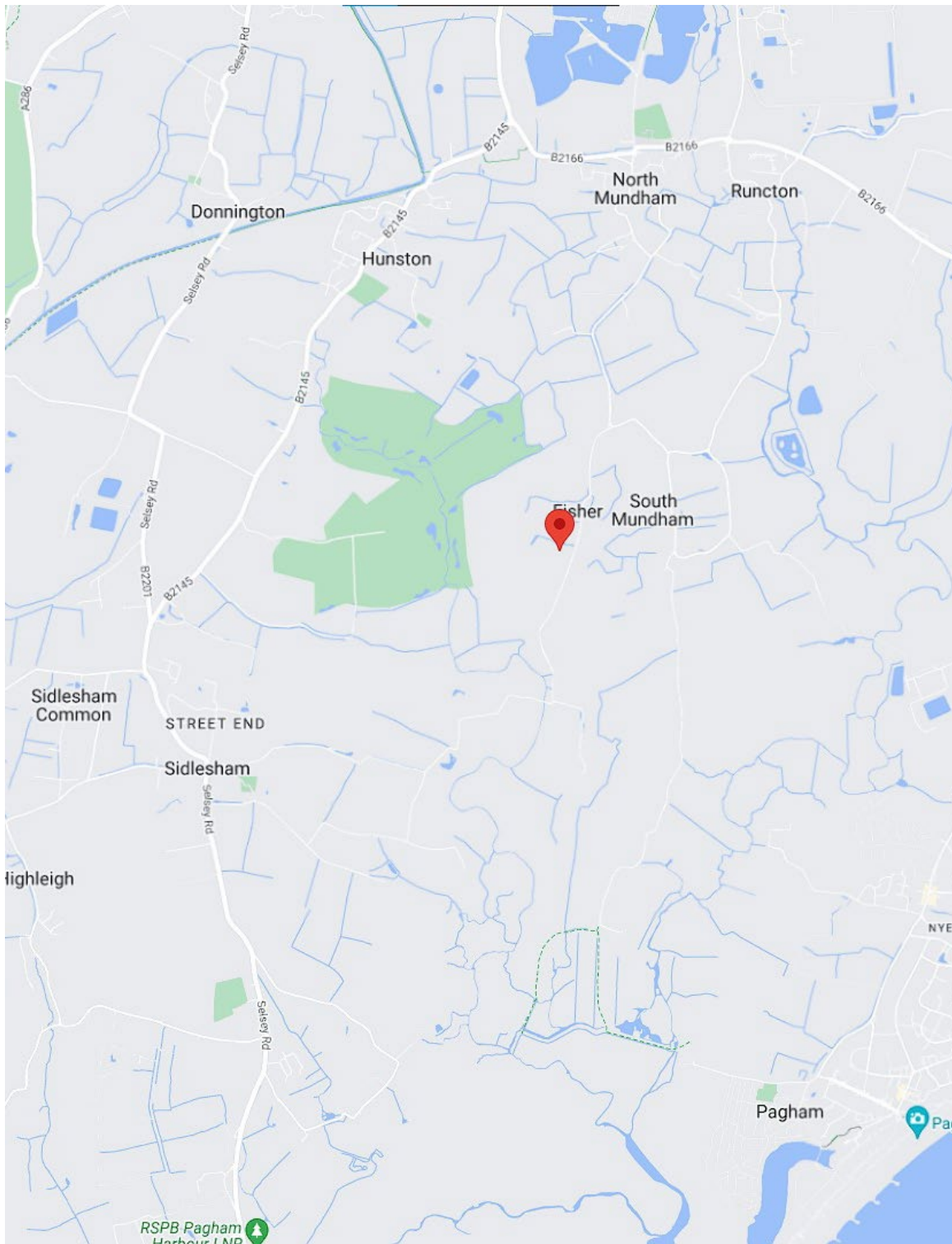
First Floor

= 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.







## LOCATION

Nearby, you'll find Runcton Farm Shop and the charming Walnut Tree pub. Excellent schools and colleges are conveniently located just 2.5 miles away in Chichester. A short drive takes you to the beach, offering a range of water sports activities, from dinghy sailing to kite surfing.

The historic city of Chichester is renowned as one of the top ten places to live in the country, thanks to its diverse range of activities and interests. From award-winning theatres and art galleries to sports and sailing facilities and fine dining establishments, Goodwood Racing & Motor Sports plus first class golf is all within easy reach and all set against the backdrop of the stunning West Sussex countryside. Chichester has something for everyone and the beaches are close by too.





## THE AGENT

Christopher Smeed  
Client Director - Sales & Lettings

Chris is an award winning director of estate agency and brings over 25 years of experience to the NEXA team. Winning Gold Best Customer Service 2021, he has continuously delivered excellent standards of customer service throughout his career and specialises in overcoming even the most challenging of property related cases.

The NEXA team is strengthened by having his passion and desire to succeed whilst retaining integrity and honesty throughout the sale process which is why his customers both old and new return time and time again.

Chris and his family are members at Emsworth & Hayling Island Sailing Clubs where he and his family sail.

Christopher Smeed, dedicated agent, loving husband and proud father of 4!

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## WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.







## NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

## NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.



# NEXA

## PROPERTIES



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