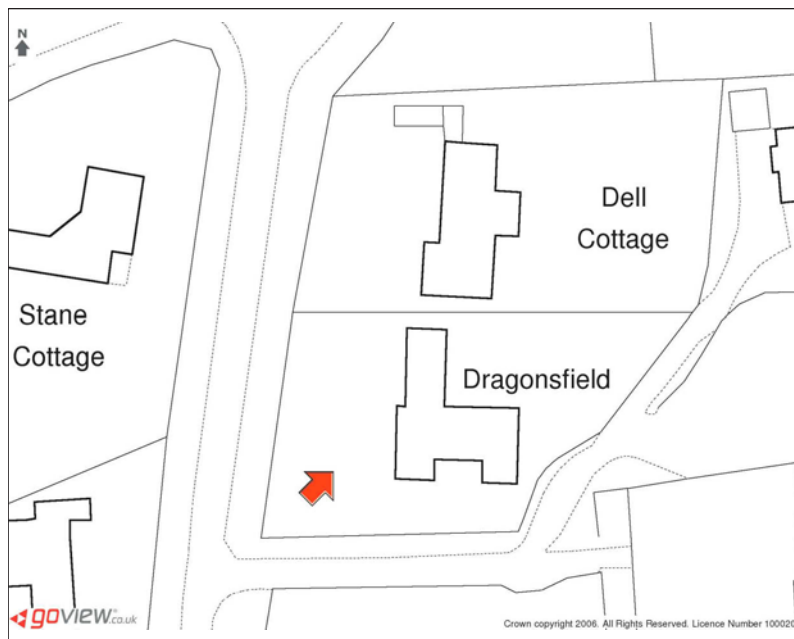


For further information or to arrange a viewing,  
please telephone the Chichester Office on: 01243 533377 or email: [chichester@henryadams.co.uk](mailto:chichester@henryadams.co.uk)

[www.henryadams.co.uk](http://www.henryadams.co.uk)



**Agents Notes** - We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation or fact. Measurements, areas and distances are approximate only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Intending purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially before you travel to the property.



Chichester | Angmering | Billingshurst | East Wittering | Emsworth | Petersfield | Pulborough | Rustington | Storrington | Worthing | London

# Dragonsfield

Westlands, Birdham, West Sussex, PO20 7HJ



Sales and Lettings | Residential | Country Houses | Agricultural | Development Land | New Homes | International | Fine Art and Furniture Salerooms

## Price Guide £925,000 Freehold

### Dragonsfield

Westlands, Birdham, West Sussex, PO20 7HJ

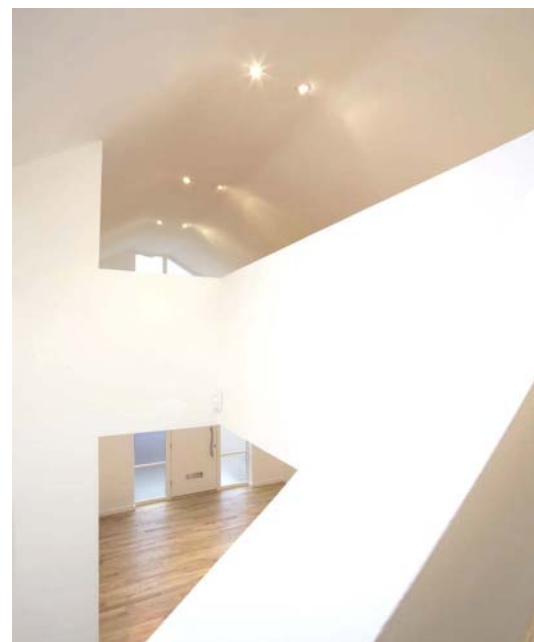
Vaulted Reception Hall | Cloakroom | Vaulted Drawing Room | Kitchen | Dining Room | Second Bedroom With En-Suite Wet Room | Two Further Bedrooms | Bathroom | Galleried Study Area | Master Bedroom With En-Suite Bathroom | Garage With Utility Area | Beautifully Landscaped Gardens

#### Description

Dragonsfield is located in a highly desirable position close to Birdham Pool and Chichester Harbour both offering excellent sailing facilities. The property itself has recently been considerably improved and extended by the current owners and now provides superb contemporary accommodation finished to a very high standard including a large open plan kitchen/breakfast room and dining room, both having access to one of two hardwood decked areas, featuring integral seating, ideal for entertaining. The bathrooms are beautifully fitted incorporating natural slate flooring and walls, Dornbracht and Il Bagno fittings, and Rainbow Sandstone, Black Granite and Oceanic Marble wash basins. The superb en-suite wet room features a Vola thermostatically controlled shower with body jets, rain shower and hand held shower head. Dragonsfield also has very well landscaped gardens. In addition to the 'in and out' driveway, the property also has rear vehicle access and an area of hard standing ideal for boat storage.

#### Directions

From Chichester proceed south towards Birdham and West Wittering. Continue down the Birdham straight taking the turning on the right into Church Lane. Continue towards the end of Church Lane turning right into Westlands. Dragonsfield can be found after a short distance on the right.



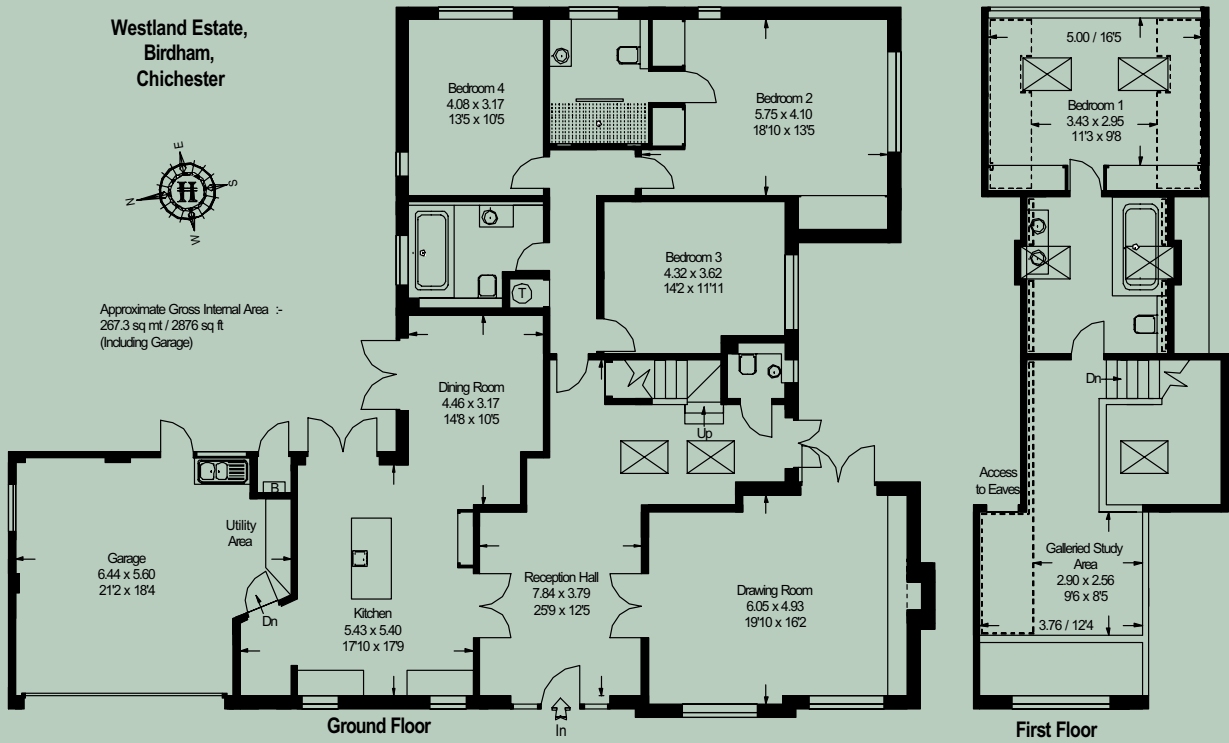
[www.henryadams.co.uk](http://www.henryadams.co.uk)



Westland Estate,  
Birdham,  
Chichester



Approximate Gross Internal Area :-  
267.3 sq mt / 2876 sq ft  
(Including Garage)



FLOOR PLANS © 2005  
01483 755510 Ref C2128/PAG

This illustration is for identification purposes only. Measured & drawn in accordance with RICS / PMA guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.

