



ELMS COTTAGE

West Wittering, Chichester, West Sussex

NEW HOUSE near amazing sandy beach

Michael
Cornish

PROPERTY SALES & ACQUISITIONS



THE PROPERTY

5 Double bedrooms including
Principal Bedroom with vaulted ceiling and Balcony
4 Bathrooms (3 en-suite)
Spacious Landing with Art/hobby/Music space
Large second floor Office/Gym
Impressive Reception hall, Cloakroom/wc
Kitchen/Dining/Living room
Family room, Utility room
Underfloor heating to ground and first floors
Solar Panels discreet inset within roof tiles
CAT 6 wired to: Family room, office, principal bedroom & Summerhouse

OUTSIDE

Front garden with ample parking spaces
Garage and EV charging point
Summerhouse & Store
Landscaped secluded gardens & grounds
East & South aspects
10 year Guarantee with Build Zone
Set within the exclusive private Wells Farm Estate
Full fibre connection option is available via Box broadband

Within easy reach of sailing club and sandy beach



Elms Cottage

Elms Ride, West Wittering, West Sussex, PO20 8LP

Individually designed stunning new detached house of traditional charm brought to you by an award winning team. Substantial accommodation and superb contemporary features including: 5 double bedrooms, 4 bathrooms (3 en-suite), stunning kitchen/dining/living room, family room, office, landscaped garden, summer house and garage. Located in a private road in the heart of a highly desirable coastal village, within an easy walk to the sandy beach.



South East

**BEST SMALL NEW HOUSING
DEVELOPMENT**

**Shore Drift and Surfs Reach,
West Wittering**

For building excellence in the delivery of outstanding
construction and workmanship

Waltham Contracting Ltd | PDP Architecture LLP
L H Advisory Ltd

Local Authority Building Control Team
Chichester District Council

THE TEAM

The developer, builder and architect have worked together over many years and their projects are recognised for their high quality of design and workmanship. Their last project in Howard Avenue, West Wittering won the LABC small development SE regional award and was awarded the prestigious Highly commended at the recent National Awards held at the Grosvenor House London.

THE PROPERTY

A rare opportunity to acquire a unique individually designed stunning detached house, combining traditional character with contemporary features, beautifully presented and superbly appointed, located in the highly regarded private Wells Farm Estate, in the heart of the this sailing village and easy walking distance of the sandy beach at West Wittering.

This amazing brand new detached house has an impressive reception hall with a wow factor and staircase rising two floors with glassed balustrades and an abundance of natural light.

From the reception hall, doors lead to the outstanding double aspect kitchen/dining/sitting room with bi-fold doors opening out to the rear garden and doors open into the family room. The kitchen area is well equipped with a range, induction hob, American fridge freezer, dishwasher and wine cooler. There is a ground floor double bedroom with an en-suite shower room/wc.

From the entrance hall stairs lead up to the spacious landing, which leads to the remarkable principal bedroom with vaulted ceiling, an en-suite shower room/wc, built in wardrobes and sliding doors opening out onto the balcony.

There are three further double bedrooms, two of which have vaulted ceilings, one with en-suite shower room/wc and there is a family bathroom. From the main landing, stairs rise to the second floor landing with a lovely hobby space and a large office with a useful storage space off it. The office has an oak worktop with an integrated sink, drawers, cupboards and fridge. The accommodation has a lovely spacious atmosphere with plenty of natural light throughout.

Wonderful countryside nearby, within easy reach of the sailing club and a short walk to the sandy beach.









WEST WITTERING

West Wittering is a highly regarded coastal village with a beautiful sandy beach stretching miles and there is a long established sailing club. There is a vibrant friendly community with a variety of local shops providing the majority of every day needs, nearby horse riding, stables and lovely surrounding open countryside. Further facilities include: public tennis courts, pub/restaurant The Witterings, and The Landing cafe. St Peter and St Paul's Parish Church is located in the heart of the village and there is Primary School. There is large cafe/restaurant close to the beachfront. The nearby village of East Wittering is about 2 miles and has a modern Medical Centre, Dental Surgery and excellent shopping centre with a wide variety of independent shops, a choice of cafes, restaurants and larger stores including the Co-op and Tesco supermarkets. Located about two miles north of West Wittering village and nearby Itchenor village, which also has an established Sailing club and two pub/restaurants nearby at The Lamb and The Ship Inn near the harbour. Much of the surrounding countryside is a designated Area of Outstanding Natural Beauty.

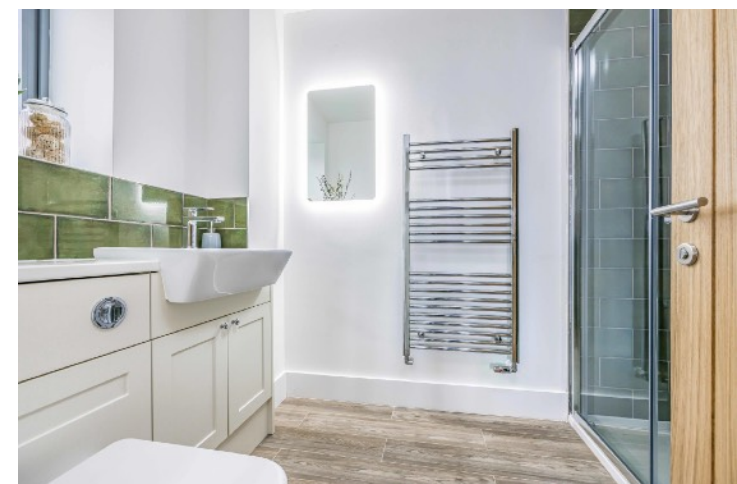
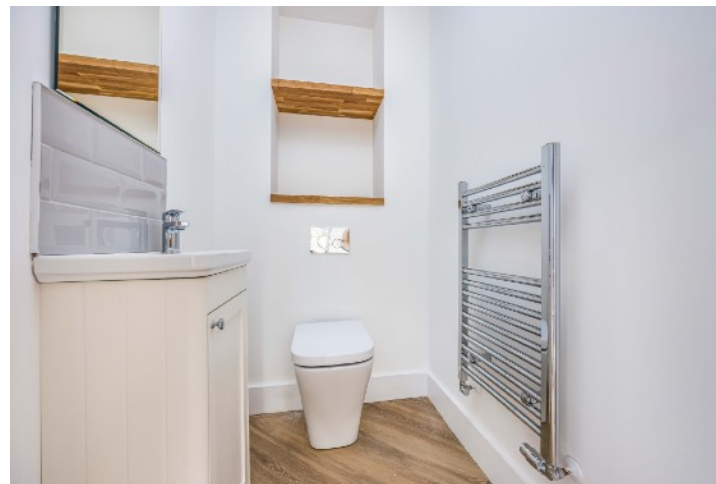
CHICHESTER

West Wittering is about 8 miles south of the city of Chichester has a fascinating history with remains from the Roman Conquest, including the defence walls providing a walk round the city. Much of the city centre is accessed through level pedestrianised areas leading to the ancient Chichester Cathedral founded during 1075.

There is a Nuffield Hospital (private patients) and NHS St Richard's Hospital. Further amenities include: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, Chichester Racquets tennis/squash club and Chichester rugby club.

Other attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. There are a number of schools locally and accessible from Chichester including: Chichester University, The Portsmouth Grammar, Bishop Luffa, The Prebendal school, Oakwood, Slindon College, Great Ballard, Dorset House, Seaford College and Westbourne House.

Versatile living space with ground floor double bedroom and en-suite shower room









GARDENS

Elms Cottage is approached through five bar timber gates, from a delightful tree lined private road, leading into a brick paved driveway with ample parking and a garage. There is separate side entrance leading to a generous rear garden with "sun trap" patio area, pergola and neat lawn leading to a Summerhouse and shed with indoor and external lighting, power and wired for CAT 6 ready for internet connection. There are delightful east and south facing side aspects and a further garden area ideal for storage of small boats or trailers. Note: SSE has a wayleave over a 4m strip along the southern boundary for pedestrian and vehicular access to service the power supply to this private estate.

Within easy reach of the sailing club the sandy beach.





Elms Cottage, Elms Ride, West Wittering

Approximate Gross Internal Area = 259.4 sq m / 2792 sq ft

Outbuilding = 15.6 sq m / 168 sq ft

Total = 275 sq m / 2960 sq ft



= 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.



Goodwood Racecourse



Chichester Marina



Goodwood Revival



Wonderful sailing and scenery



COMMUNICATION TRAVEL LINKS

Chichester mainline rail station links to London/Waterloo via Havant (95mins). The A3 (M) motorway is about 18 miles to the West, connecting to the M25 Junction 10 and to central London/Westminster (76miles) and airports at Heathrow (72miles) or alternatively Gatwick via A27/A24 (48miles). Southampton International airport (38miles) and Portsmouth (20miles), both cities have ferry services to the Isle of Wight, The Channel Isles and Europe. Distances are approximate and times may change.

SERVICES: Mains electricity, gas, water and drainage.

Council Tax Band: tbc Year 2023/24 £tbc

EPC: Rating: B

PRIVATE ESTATE: Wells Farm Estate annual charge: £200

LOCAL AUTHORITY: Chichester District Council T: 01243 785166

COASTAL & COUNTRY PURSUITS

Chichester is renowned for its sailing amenities, country pursuits and attractions: the Goodwood Festival of Speed, Goodwood Revival motoring events, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. Golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside is an Area of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways. There are miles of sandy beaches at the Witterings and Chichester has about 17 miles of harbour channels with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina) and in all 14 sailing clubs locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College & Gardens, Arundel Castle, Fishbourne Roman Palace, Stansted Park, Petworth House, and Goodwood House.

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Viewing by Appointment

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West Wittering miles of sandy beach

