



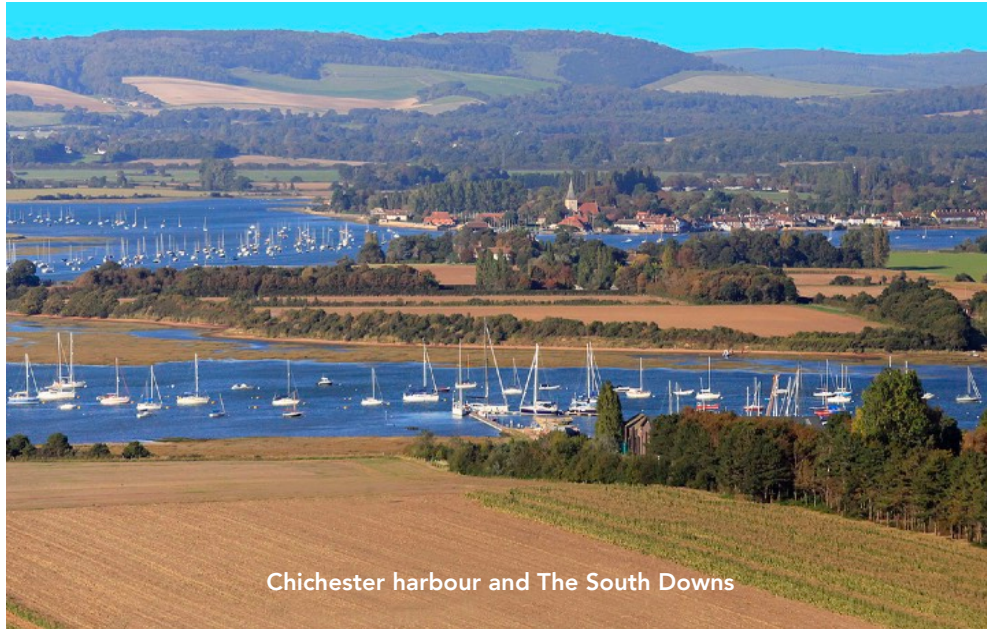
The Cottage

Shipton Green, Itchenor. Chichester, West Sussex PO20 7BZ

Michael
Cornish

PROPERTY SALES & ACQUISITIONS





Chichester harbour and The South Downs

The Cottage

Shipton Green, Itchenor, Chichester, West Sussex

The Cottage is a beautifully appointed charming detached period cottage with spacious accommodation that combines contemporary lifestyle with character features, comprising: 3 bedrooms, 2 bathrooms, 2 receptions and stunning kitchen/dining room, delightful gardens and grounds, located in a highly sought after sailing village with amazing walks that virtually emanate from the doorstep across stunning countryside leading to the harbour.



Sailing opposite Itchenor sailing club

PROPERTY

Detached period cottage
 Entrance hall
 Cloakroom/wc
 Utility Room
 Spectacular Kitchen/Breakfast/Dining Room
 Sitting Room with fireplace
 Garden Room
 Spacious Landing
 3 Double Bedrooms
 2 Bathrooms (one en-suite)

OUTSIDE

Front garden gated with parking for at least 5 vehicles
 and space for a small boat or dinghy
 Delightful rear garden with southerly aspect

Wonderful countryside walks nearby to the harbour

THE PROPERTY

The Cottage is a particularly charming detached period house with spacious accommodation combining contemporary lifestyle with character features set in delightful gardens and grounds located in a highly desirable sailing village, with amazing walks that virtually emanate from the doorstep across stunning countryside leading to the harbour. Upon entering the property there is an impressive reception hall with doors leading to a cloakroom/wc and adjacent utility room. From the hall a door leads into the double aspect garden room with patios doors opening the rear "sun trap" paved terrace. A door from the entrance hall leads into the spectacular double aspect kitchen/breakfast/dining room, which feature a part vaulted ceiling and has been recently upgraded with a large flagstone floor and excellent range of wall and base units with integrated appliances, worktops and a gas oven and hob cooker range. There is a lovely exposed brick fireplace with a wood burning stove and from the dining area doors lead into the front garden and rear garden sun terrace. A door from the kitchen leads into the double aspect sitting room, which features a fireplace with a wood burning stove. From the reception hall stairs rise to the spacious landing with doors leading to three double bedroom and two bathrooms one of which is en-suite to the principal bedroom, which also has a walk-in wardrobe. The Cottage is approached through timber gates leading into an extensive gravel drive providing plenty of parking space for at least five vehicles and small boat or dinghies. There is a lovely mature tree thought to be one of the oldest trees in Itchenor and a neat level lawn with pathway leading to the house flanked by mature flowering Lavender shrubs and to one side of the cottage a wide sideways and path leading to the main entrance and the garden wraps round to the rear garden with a south facing aspect and "sun trap" patio and neat level lawn with flower and shrub borders, small trees and a garden store.













WEST WITTERING

West Wittering is about 3 miles to the south and is a highly regarded coastal village with a beautiful sandy beach stretching miles and there is a long established sailing club and there is a vibrant friendly community with a variety of local shops that provide for the majority of every day needs, nearby horse riding, stables and lovely surrounding open countryside. Further facilities include: public tennis courts, a popular pub/restaurant The Witterings, and a popular small cafe The Landing. 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 and a Dental Surgery and excellent shopping centre, which has a wide variety of independent shops, a choice of cafes and restaurants and larger stores, including the Co-op and Tesco supermarkets.

ITCHENOR

Itchenor is a highly regarded sailing village with a fascinating history, with a friendly community and the lovely ancient St Nicholas' Church dating to about the year 1180 and there are two of very popular local public houses/restaurants; The Ship near the harbour in the heart of the village near the sailing club and The Lamb on the Chichester/West Wittering Road. This very desirable harbour side village is surrounded by farmland much of which is protected and designated an Area of Outstanding Natural Beauty, located about 3 miles from the amazing sandy beach at West Wittering and about 6 miles south of the historic city of Chichester. West Itchenor dates from the Roman era and was subsequently resettled by the Anglo Saxons and takes its name from the chieftain Icca, who laid claim to its shoreline, originally known as *Iccanore* ('Icca's shore'), which translates as 'Icca's Landing Place', the name of which eventually became 'Itchenor' during about the 12th century. Just over a mile to the north of the village there is a Nisa/Co-op general store and a Shell fuel station incorporating a mini Waitrose store.





CHICHESTER

Chichester city centre is situated about 6 miles to the north was founded by the Romans during the first century AD and the surrounding areas are steeped in history, with a number of fascinating archaeological remains from the Roman Conquest such as the existing remains of the tall defence walls, which now provide a walk through the city. Much of the shopping centre is accessed through level pedestrianised areas leading to the well preserved and beautiful Chichester Cathedral founded in 1075. The City has beautifully kept parks and 'The Ship Canal' from the city Basin is navigable for about 2 miles by canoe and rowing boats to Donnington and a further 2 miles of walks along the canal leading to Chichester and Birdham Marinas. About a mile from the city there is the Nuffield Hospital (private patients) and NHS St Richard's Hospital. There are a wide variety of amenities including: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club, rugby football club. Goodwood Hotel and luxury health club with spa, indoor swimming and gym. Other attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. Schools locally and accessible from Chichester include; Chichester University, Chichester Free School, Chichester High School, Bishop Luffa, Oakwood, Prebendal (and Cathedral Choir school), Great Ballard, Slindon College, Dorset House, Seaford College, Bedales Petersfield, The Portsmouth Grammar school and south of Goodwood there is Westbourne House.









COASTAL & COUNTRY PURSUITS

Chichester is renowned for its sailing amenities and attractions including: the Goodwood Festival of Speed and 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, which has been awarded the 'Blue Flag' international status for excellence. A few miles to the south east is Bracklesham Bay a designated area of Special Scientific Interest for wild life and with a lovely beach it's ideal for bathing in the sea, as many people do who belong to the Bracklesham Bay Bluetits, who regularly meet for a healthy dip in the sea. The RSPB nature reserve is situated at Pagham Harbour. Chichester has about 17 miles of harbour channels leading out to The Solent, and thousands of moorings and berths with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), Thornham Marina, Sparkes Marina and Northney Marina at Hayling Island and 14 sailing clubs. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Castle, Fishbourne Roman Palace, Stansted Park House, Petworth House and Goodwood House.

The Cottage, Shipton Green, Itchenor

Approximate Gross Internal Area = 152.4 sq m / 1640 sq ft

Outbuilding = 4.5 sq m / 48 sq ft

Total = 156.9 sq m / 1688 sq ft



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



Goodwood Revival



Chichester Marina



West Wittering beach



COMMUNICATION TRAVEL LINKS

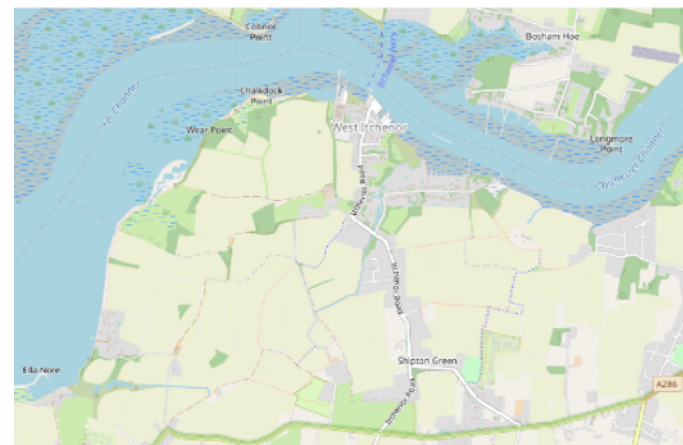
Chichester mainline rail station fast links to London/Waterloo via Havant (95mins) and London/Victoria (96mins). The A3 (M) motorway is about 18 miles to the West, connecting to the M25 Junction 10 and to central London/Westminster (76miles) and airports at Heathrow (72miles) or alternatively Gatwick via A27/A24 (48miles). Southampton International airport (38miles), 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, water and septic tank drainage

Council Tax Band: G Year 2025/26 £3,893.88

EPC Rating: C

LOCAL AUTHORITY: Chichester Council 01243 785166



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Viewing by Appointment

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Itchenor sailing club

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