



Moonfleet

Elms Ride, West Wittering, Chichester

Michael
Cornish

PROPERTY SALES & ACQUISITIONS





West Wittering



Surfing at its best



Wonderful Sandy beach

Moonfleet

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

A beautifully designed and newly modernised detached house with versatile accommodation, including 5 double bedrooms, 4 bathrooms, an integral self-contained Annexe, set in lovely gardens, in all about 0.27 acres, with southern and west aspects, on an exclusive private estate, within easy reach of the sailing club and sandy beach.

THE PROPERTY

In all 5 Double Bedrooms

First Floor:

Principal Bedroom and large en-suite Shower Room/WC

2 Double Bedrooms (one en-suite "Jack & Jill" Bathroom/WC)

Stunning Galleried dual landing

Ground Floor:

Impressive Reception Hall, Cloakroom/WC

New Kitchen/Breakfast/Living Room

Family Room, Utility Room

5th Double Bedroom (en-suite "Jack & Jill" Family Bathroom/WC)

Integral **Annexe**: Studio/Bedroom 4

with en-suite Shower Room/WC

and a New Kitchen

OUTSIDE

Own drive parking area for a number of vehicles

Double garage, Tool Store/Plant room, Store Room

Summer House, Green House, Separate side entrance

Beautifully landscaped gardens & grounds, Southern & Westerly aspects

In all set in about 0.27 acres

Wonderful nearby countryside walks

within easy reach of the Sailing club and amazing Sandy beach

THE PROPERTY

Moonfleet is an individually designed and superbly appointed detached house, which has recently undergone an innovative comprehensive program of refurbishment and modernisation, including new double glazed windows and new doors, plumbing, wiring, two quality well equipped kitchens and four bathrooms. New gas central heating system and high pressure water system.

The property is particularly well positioned, set on a corner plot with delightful landscaped gardens that have a lovely tranquil atmosphere with southerly and west aspects. The main living rooms are particularly spacious with good ceiling heights and have plenty of natural light with lovely views over beautifully kept and very private gardens. Upon entering the house from the sweeping curved pathway, there is a large and impressive reception hall with a fantastic galleried dual landing. The reception hall leads into the living room with patio doors to the "sun trap" southern aspect garden, and is open plan to the new kitchen/breakfast room, which has a comprehensive range of units with worktops and breakfast bar area including: two built-in ovens, an induction hob with extractor hood, a large American style fridge/freezer, a wine cooler and dishwasher. From the reception hall, there is a cloakroom/wc and door leading to a family room and beyond a 5th double bedroom with en-suite "Jack & Jill" bathroom with bath, a wash hand basin, wc and separate shower cubical. The hall leads to the large utility room with a range of base units, worktop with space for washing machine and separate drying machine. From the hall a door leads into the attached double garage.

A further special feature of the property is the integral **Annexe:** Studio/bedroom 4 with en-suite shower room/wc and new kitchen, which includes a range of wall and base units, worktops, double oven, ceramic hob with extractor hood, built-in fridge and dishwasher. From the bed/sitting room a door opens out onto a gently sloping pathway leading to the delightful westerly aspect rear garden.

From the hallway there is a magnificent staircase rising to the dual galleried landing areas, one of which leads to the principal bedroom and large en-suite shower room/wc and the other landing leads to two double bedrooms one of which is en-suite to the "Jack & Jill" bathroom/wc, which has a second door that serves the second bedroom.

**Less than a mile to the sandy beach
at West Wittering**











Ground floor Annexe with independent access



COASTAL & COUNTRY PURSUITS

Chichester is renowned for its sailing amenities, attractions include: 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. The South Downs National Park provides miles of footpaths and bridleways. There are miles of sandy beaches at the Witterings. Chichester has about 17 miles of harbour channels leading out to The Solent, and thousands of moorings and vessels, berths and 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 locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Arundel Castle, Fishbourne Roman Palace, Stansted Park, Petworth House, and Goodwood House.





WEST WITTERING & CHICHESTER

West Wittering is a highly regarded village with a renowned beautiful sandy beach stretching miles and a long established Sailing club. West Wittering has 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 called The Witterings, and a small cafe. The privately owned parking area fronting onto the beach has a superb large cafe/restaurant close to the beachfront. St Peter and St Paul's Parish Church is located in the heart of the village. The nearby village of East Wittering is about 2 miles and has a modern Medical Centre and a Dental Surgery both located within the excellent shopping centre, which has a wide variety of independent shops, a good choice of cafes and restaurants and larger stores including the Co-op and Tesco supermarkets. Located about two miles north of West Wittering the highly regarded coastal village at Itchenor has a long established sailing club and two very popular pub/restaurants nearby at The Lamb and The Ship Inn, which is close to the harbour and the sailing club. There are wonderful walks and cycle routes through the surrounding countryside, much of which is designated an Area of Outstanding Natural Beauty.

Moonfleet is tucked away on a private estate, less than a mile from the beach and about 8 miles south of the historic city of Chichester, founded by the Romans during the first century AD with a fascinating history and a number of archaeological remains from the Roman Conquest including the tall defence walls, which provide a walk round the city. Much of the city shopping centre is accessed through level pedestrianised areas leading to the well preserved and beautiful ancient Chichester Cathedral founded during 1075. The elaborate octagonal Market Cross stands today at the centre of Chichester and is understood to date from 1501. Many of the buildings in the city date from the Georgian and Victorian eras. The City has a number of beautifully kept parks and 'The Ship Canal' from the city Basin is navigable for about 2 miles by canoe and rowing boats to Donnington, beyond which there are a further 2 miles of walks along the canal leading to Birdham and Chichester Marinas. In the city 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 football 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, Chichester University, The Prebendal school, Oakwood, Slindon College, Great Ballard, Dorset House, Seaford College and Westbourne House.

GARDENS & GROUNDS

Moonfleet is well situated on a large corner plot and approached from a leafy tree no through road, near wonderful open farmland, about a mile from the Sailing club and a short walk to the beach. The property is set well back on its plot with a drive providing plenty of parking space for a number of vehicles with a double width garage. The beautifully landscaped gardens and grounds afford an excellent degree of privacy and the borders are mostly flanked with manicured hedges, flower beds an interesting variety of shrubs and trees. The delightful south facing private "sun trap" patio area is accessed from the sitting room/open plan kitchen/breakfast room. The gardens and grounds are beautifully kept and there is a large expanse of lawn in the garden, which has a southern side aspect and west facing rear aspect.

In all set in about 0.27 acres

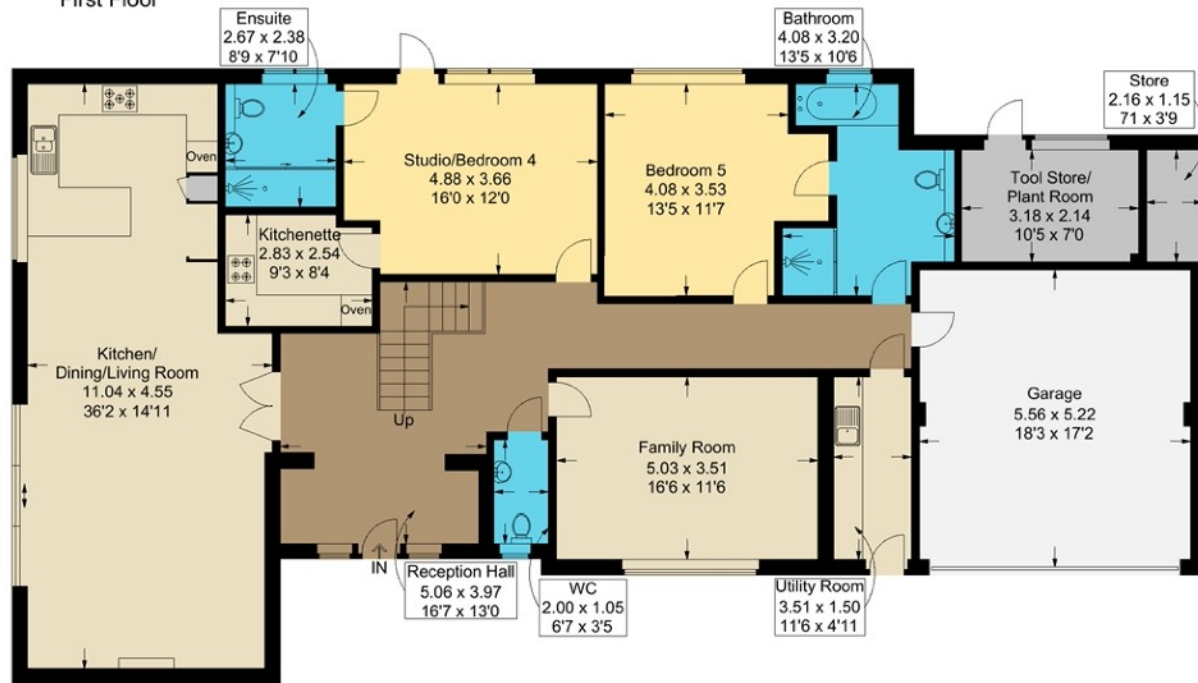
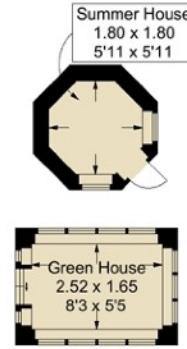






Moonfleet, Elms Ride, West Wittering

Approximate Gross Internal Area = 240.7 sq m / 2590 sq ft
 Tool Store/Plant Room/Store = 10 sq m / 108 sq ft
 Double Garage = 29.9 sq m / 322 sq ft
 Outbuildings = 7.1 sq m / 76 sq ft
 Total = 287.7 sq m / 3096 sq ft



Ground 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.



Goodwood Racecourse



Chichester Marina



Goodwood Revival 2022



Sailing from nearby Itchenor



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. All distances are approximate and times may change.

SERVICES: Mains electricity, gas, water and drainage.

Council Tax Band: G £3,372.50 year 2022/23

Wells Farm Private Estate Annual Fee: Year 2022/23

sum due £200 or if payment made by 31 July 2022 discounted to £175.

EPC Rating: C

LOCAL AUTHORITY: Chichester Council 01243 785166



Brochure: 2024

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Viewing by Appointment

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West Wittering miles of sandy beach nearby

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