



STRIDE & SON

Established 1890

HOLT PLACE, NR. ITCHENOR, CHICHESTER, PO20 7BY

PRICE GUIDE: £2,750,000 FREEHOLD

An attractive 5/6 bedroom Georgian family home on the edge of the village of Itchenor an within easy reach of Birdham and West Wittering. The property offers spacious and well proportioned accommodation and is surround by mature grounds extending to approximately 2 acres. Holt Place benefits from having a ground floor annexe connected to the house, currently used as a one bedroom flat as well as a separate two bedroom coach house with its' own residential planning permission offering income potential.



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ACCOMMODATION:

LATE 18TH CENTURY GEORGIAN FAMILY HOME

RECEPTION ROOM WITH FIREPLACE

SITTING ROOM

STUDY

LARGE KITCHEN/BREAKFAST ROOM

PRINCIPAL BEDROOM SUITE WITH DRESSING ROOM

4 FURTHER BEDROOMS

ATTACHED GARDEN FLAT

2 BEDROOM COACH HOUSE

MATURE GROUNDS AND RANGE OF OUTBUILDINGS

SWIMMING POOL

GARAGE & SPACE & PARKING FOR SEVERAL CARS



The main house, which is not listed, offers 5/6 bedrooms and 4 bathrooms together with a range of outbuildings, covered swimming pool and ample garaging. The property is within easy reach of Chichester Harbour and West Wittering beach. The South Downs National Park and activities at Goodwood are also within easy reach.

The main house including the attached Garden Flat which could easily be incorporated, offers approximately 3,016 sq. ft. of living accommodation. On the ground floor, the property has a good size kitchen/breakfast room, a characterful wood panelled dining room, a downstairs WC, a spacious reception room with beautiful oak panelling, an Ornate stone carved fireplace, a striking sitting room with open fire, a bright and spacious hexagonal garden room with three sets of doors providing access to the garden and offering far reaching views across the garden and the adjoining farmland. Adjacent to the sitting room is the study/bedroom 6 with ensuite facilities. This room provides flexible space to allow for ground floor living if required. On the first floor, the property has five good size double bedrooms, two with ensuite bathrooms and a well-equipped family bathroom. At ground floor level to the rear of the main house and accessed via the kitchen (if required) or via the garden is the Garden Flat.



The Garden Flat offers bright and spacious accommodation including, a kitchen, living room, bedroom, and a bathroom. The flat offers flexibility to be used as part of the house or as a separate dwelling.

Adjacent to the main house is the Coach House along with a substantial range of outbuildings. The Coach House is a single storey, two-bedroom residential dwelling with a separate planning permission and has been let by the owner for several years. It is well presented and includes a kitchen/breakfast room, living room, two good size bedrooms and a family bathroom.

OUTSIDE:

The outbuildings include a tandem garage with vehicle inspection pit, a double garage, a studio/gym, a pool house with pool pump and filter and a swimming pool changing area with WC. Alongside the house is a further brick and tiled boiler house with Worcester Bosch oil fired boiler for domestic central heating.

The property is approached through a five-bar oak gate via a picturesque, gravelled drive either side of which area lawned and 'wild' gardens with an orchard and other mature trees. Alongside the drive is a large ornamental pond bounded by a stone retaining wall with central steps. There is a circular turning and parking area to the side of the main house and by the garages. To the front of the main house is a formal lawn bounded by brick and flint garden walls with York stone paving alongside the house and terracing surrounding the garden room.







To the west of the property is an extensive York stone paved terrace and path leading to a large lawned rear garden bounded by herbaceous flowerbeds, trees and shrubs. To the rear of the house is a vegetable garden with raised beds and chicken run, beyond which is a small lawned sunken garden bounded by stone retaining wall. A flagstone path and steps lead to a further lawned area (formerly a tennis court) with block and tiled pavilion 16' x 7'2 with electric light and power. The lawn is bounded by a stone ha-ha beyond which are neighbouring paddocks and farmland.

The rear garden to the north of the main house benefits from exquisite views toward the South Downs National Park. To the east is a further lawn with trees, shrubs and aluminium framed greenhouse. To the rear of the Coach House is the swimming pool with pool enclosure.





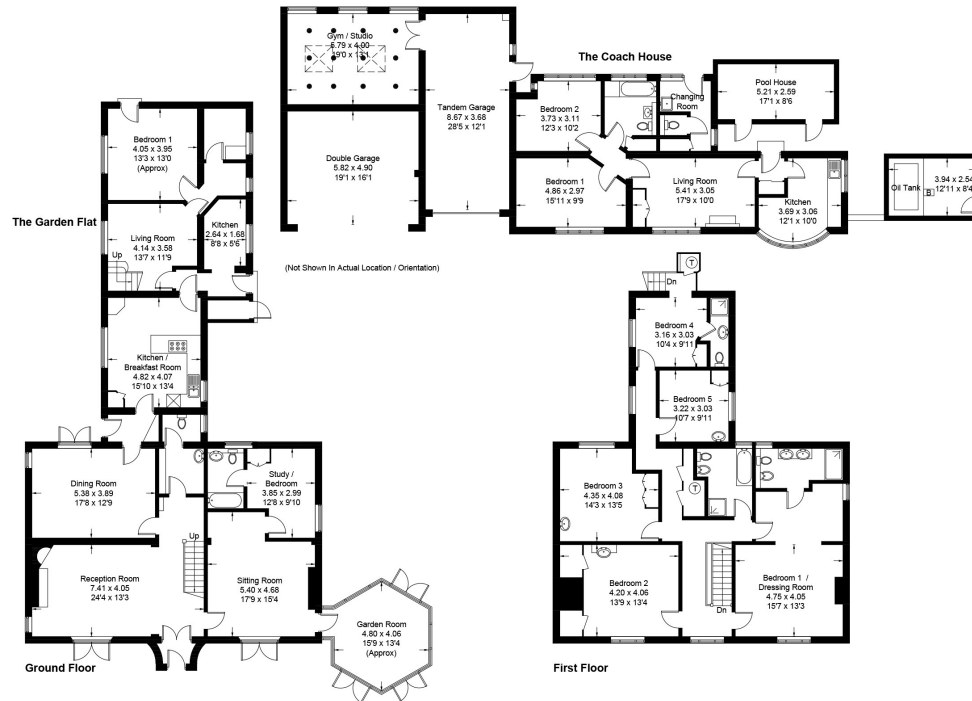
Holt Place, Itchenor Road, Birdham, PO20 7BY

Approximate Gross Internal Area = 280.2 sq m / 3016 sq ft

Outbuilding = 142.0 sq m / 1528 sq ft

Total = 422.2 sq m / 4544 sq ft

Produced for Stride & Son Estate Agent.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Emzo Marketing 2022. (ID864713)

DIRECTIONS: Leave Chichester to the south on the A286 following signs to The Witterings. Follow the road down the Birdham Straight to the roundabout and take the second exit following signs to West Wittering. Continue for 0.5 of a mile and just before the turning to Shipton Green Lane, Holt Place is found on the right hand side.

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