



Low Mead

Itchenor Green, Itchenor, Chichester, West Sussex PO20 7DA

Michael
Cornish

PROPERTY SALES & ACQUISITIONS

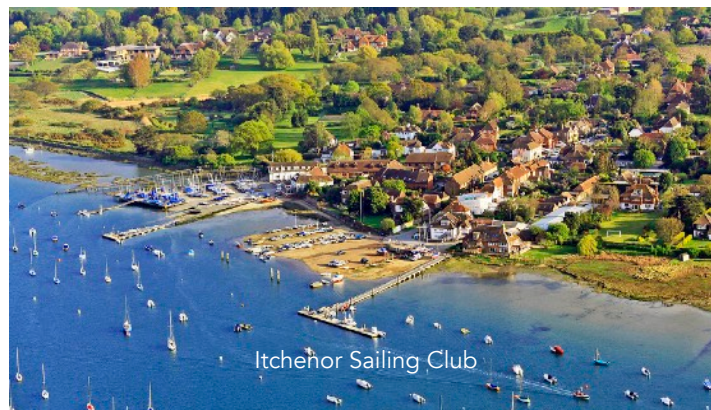




Wonderful sailing at Itchenor



Magnificent countryside and harbour views from Itchenor



Itchenor Sailing Club

Low Mead

Itchenor Green, Itchenor, West Sussex

A substantial detached house of immense character and one bedroom annexe with a stunning vaulted ceiling living room, tucked away at the end of a 250ft enchanting private driveway, with a westerly aspect and beautiful tranquil gardens and grounds, set in about 1.15 acres, within easy reach of the sailing club.

THE PROPERTY

Principle Bedroom with en-suite Bathroom/WC
3 further Double Bedrooms (one "Jack & Jill" Bathroom/WC)
Further ground floor Shower Room/WC
Entrance Hall, Study, Reception Hall
Large Drawing Room with fireplace
Triple aspect Living Room with Fireplace
Large double aspect Kitchen/Breakfast Room
Large Utility Room, Cloakroom/WC, Walk-in Larder

Annexe:

Living Room with spectacular vaulted beamed ceiling
Large Double Bedroom and en-suite Bathroom/WC

OUTSIDE

Enchanting gated 250ft tree-lined private driveway leading to a parking area for vehicles and boats
Circular turnround and large double garage
Sun Terrace and Heated Swimming Pool
Large outdoor dining/entertaining terraced area with pergola
Beautifully landscaped gardens in all directions

In all, set in about 1.15 acres

Within easy reach of the village Sailing Club

THE PROPERTY

Low Mead is a particularly spacious and delightful detached house of character, providing substantial and versatile living accommodation with a stunningly spacious annexe, peacefully tucked away behind a long gated driveway, in a fantastic setting with beautifully landscaped tranquil gardens and grounds, extremely private location with a westerly aspect. The main living rooms are particularly spacious with plenty of natural light and lovely views over exceptional gardens. Upon entering the house via the main entrance hall, doors lead to a study and the impressive drawing room with a large fireplace. Another door leads into the large, dual aspect, well equipped kitchen/breakfast room with walk-in larder. There is a cloakroom/WC and large utility/laundry room. The second reception hall has an impressive spiral staircase and doors into the large triple aspect living room with fireplace. Further doors to ground floor lead to a double bedroom and shower room/WC. Stairs lead up from the study to a landing, leading to the principle bedroom with en-suite Bathroom/WC and double bedroom 3. The spiral staircase leads to particularly spacious bedroom 2, which is a large family bedroom with a "Jack and Jill" bathroom/WC shared with bedroom 3. All upstairs bedrooms are double aspect with stunning views over the spectacular gardens and amazing sunsets to the west, and also benefit from the sunrises in the east. Close to the house is a superb annexe, with a spacious triple aspect living room and spectacular vaulted beamed ceiling, large double bedroom and en-suite bathroom/WC, both leading out onto the paved sun terrace and heated swimming pool.

**An amazing private and tranquil setting
with wonderful countryside walks nearby**













ITCHENOR & CHICHESTER

Itchenor is an exceptionally well regarded sailing village, with a friendly community and lovely ancient St Nicholas' Church dating to about the year 1180 and there are a couple 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/Wittering Road. This very special rural 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. The city was founded by the Romans during the first century AD and the surrounding areas are steeped in history, with a number of archaeological remains from the Roman Conquest including the tall defence walls, which provide a walk through 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. There is a Nuffield Hospital (private patients) and NHS St Richard's Hospital in the city. Further amenities include: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, 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: University of Chichester and Portsmouth Grammar school, Bishop Luffa, The Prebendal school, Oakwood, Great Ballard, Dorset House school, Slindon College, Seaford College, Westbourne House.



COASTAL & COUNTRY PURSUITS Chichester is renowned for its excellent sailing amenities, country pursuits 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 Blue-tits, 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 registered vessels and about 2,000 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 locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Castle and Wetland Centre Wildfowl nature reserve, Fishbourne Roman Palace, Stansted Park, Petworth House and Goodwood House.



GARDENS & GROUNDS

Low Mead is approached from a leafy treelined country road, quietly tucked away at the end of its gated 250ft private long tree-lined drive, which leads into a large circular turnaround gravelled driveway with ample parking for a dozen or more vehicles and space for a few small boats/dinghies. There is a large double garage with remote controlled electric doors and a vaulted open loft storage area. The **annexe** has a spacious triple aspect living room with a spectacular vaulted beamed ceiling, a large double bedroom and en-suite bathroom/wc, doors leading out onto the paved sun terrace and heated swimming pool. The beautifully landscaped gardens and grounds afford an excellent degree of privacy and the borders are mostly flanked with hedges and an interesting variety of shrubs and trees. The delightful "sun trap" patio area is accessed from the kitchen/breakfast room patio doors and drawing room patio doors. The patio area leads out to the extensive sun terrace and large pergola ideal for large parties and entertaining beyond the enclosed heated **swimming pool**. There is a useful second gated access leading into the rear garden from a private lane. The exceptionally private gardens and grounds are a spectacular feature of the property with an all day sunny aspect to the south and west.

In all set in about 1.15acres







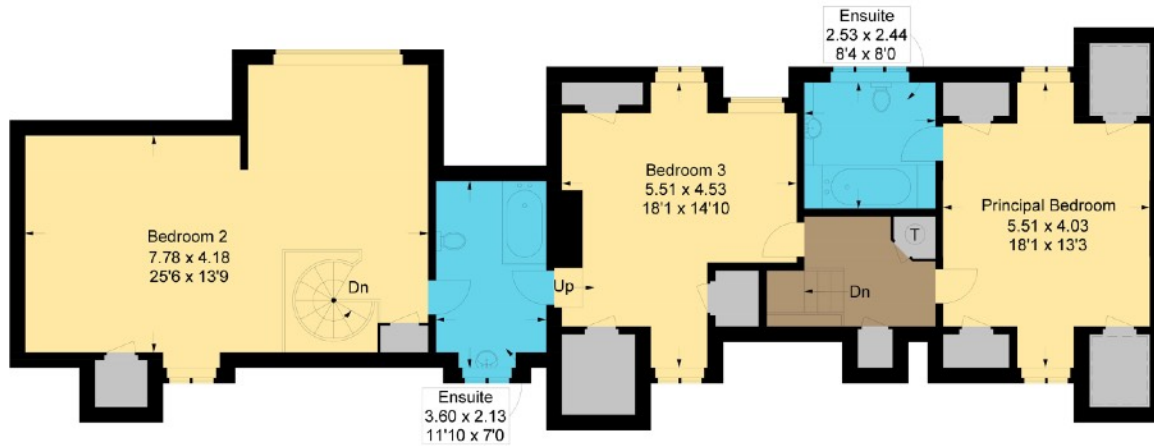
Low Mead, Itchenor Green, Itchenor

Approximate Gross Internal Area = 287 sq m / 3089 sq ft

Double Garage = 58.4 sq m / 629 sq ft

Annexe = 57.6 sq m / 620 sq ft

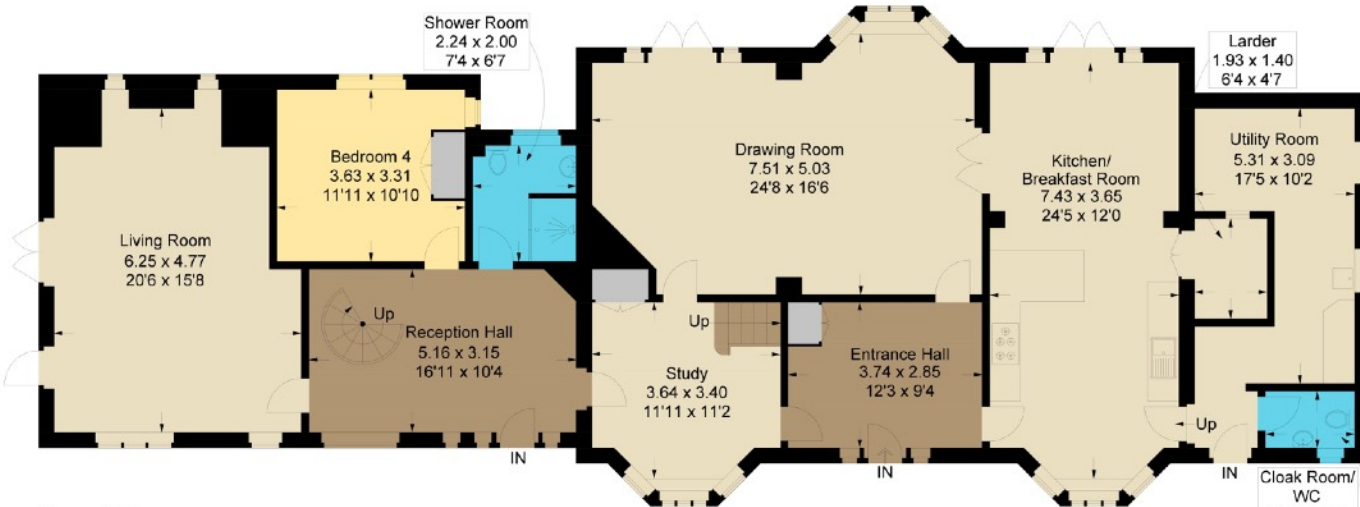
Total = 403 sq m / 4338 sq ft



First Floor



Annexe



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



Goodwood Revival 2022



Chichester Marina



West Wittering Beach



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 (65miles) and airports at Heathrow (60miles) or alternatively Gatwick via A27/A24 (42miles). Southampton International airport (46miles) 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: H year 2022/23 £4,091.32

EPC: E

LOCAL AUTHORITY

Chichester District Council 01243 785166

Brochure: October 2022

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Viewing by Appointment

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