



# Chapel Cottage

Bookers Lane, Earnley, (nr the Witterings) Chichester, West Sussex PO20 7JG

Michael  
Cornish

PROPERTY SALES & ACQUISITIONS





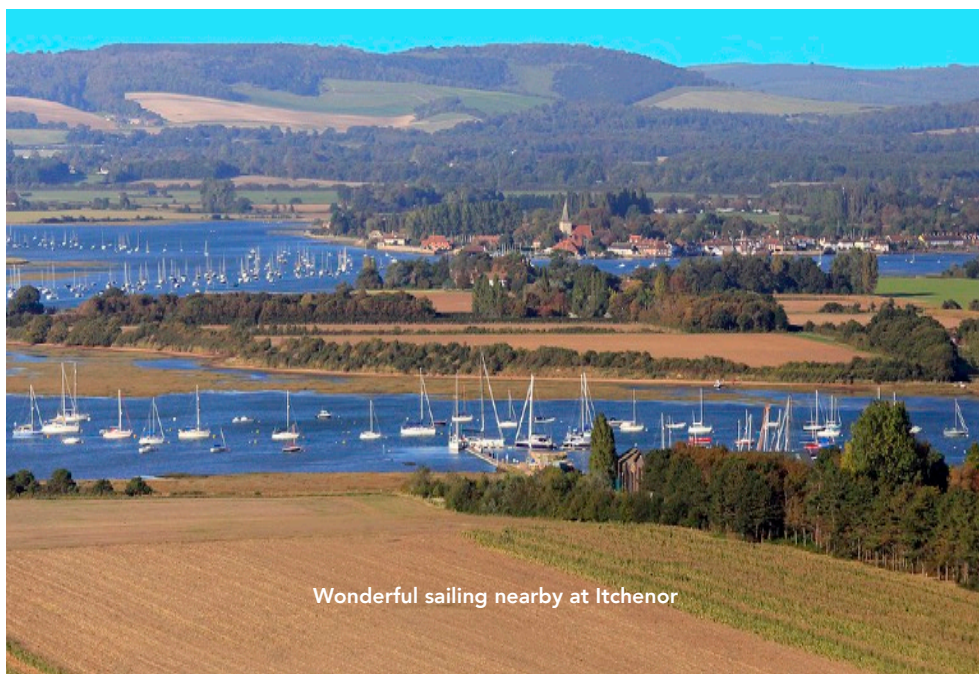




# Chapel Cottage

Bookers Lane, Earnley, Chichester

A charming detached house of immense character formerly a Chapel, cleverly converted providing spacious accommodation, approached from a gated driveway, leading to a double garage and detached studio with enchanting gardens, within easy reach of the coast, set in grounds of approximately 0.3 acres.



Wonderful sailing nearby at Itchenor

## PROPERTY

Detached Period Cottage  
 Enclosed entrance lobby  
 Impressive tall vaulted Dining Room  
 Sitting room with triple aspect  
 Kitchen/Breakfast Room  
 Utility Room  
 Shower room/wc  
 Spectacular Galleried landing  
 3 Bedrooms and Bathroom

## OUTSIDE

Beautifully landscaped enchanting gardens  
 Plenty of parking for several vehicles and a small boat  
 Detached Double garage  
 Detached large Studio

**In all, set in about 0.3 acres**



## THE PROPERTY

Chapel Cottage is a charming early Victorian detached house of immense character, cleverly converted providing many interesting features and spacious accommodation. This unique property is situated on the rural fringes of the picturesque village of Earnley and is approached from a leafy country lane, through a gated driveway leading to a double garage and detached studio with enchanting gardens, set in grounds of approximately 0.3 acres. Upon entering the cottage there is an entrance lobby leading into the magnificent dining room hall with an impressive vaulted ceiling and galleried landing. A door leads into the triple aspect sitting room with a fireplace and log burning stove and a door leads out onto the rear "sun trap" courtyard and double doors from the sitting room lead out to the delightful south facing patio with a pergola. From the dining room a door leads into the inner hall with doors leading to the shower room/wc and a utility room and into the triple aspect kitchen/breakfast room with an excellent range of wall and base units incorporating a sink unit, double oven, induction hob with extractor over, built-in slimline dishwasher and space for a breakfast table and door leading to rear "sun trap" courtyard. From the dining room hall a staircase rises to the galleried landing with doors leading to three bedrooms and a bathroom. The cottage is superbly presented with an elegant interior design that creates a relaxing atmosphere throughout.

**The gardens and grounds are beautifully kept and there is a wonderful feeling of tranquility**





## EARNLEY village

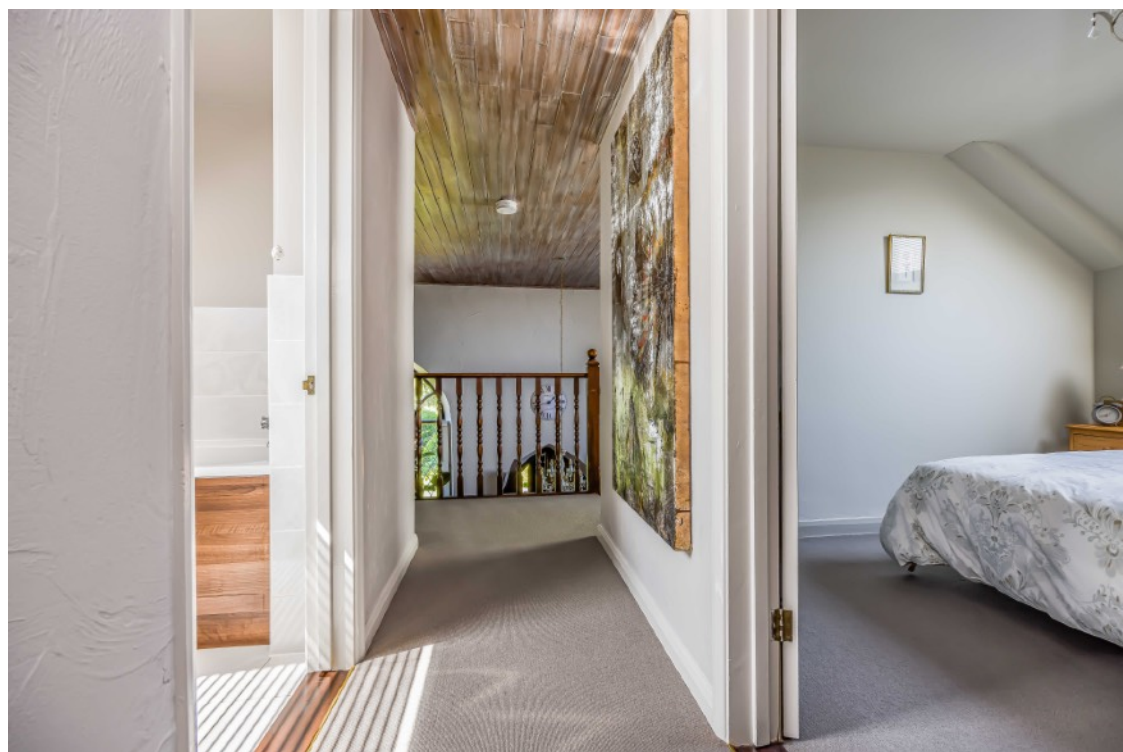
Earnley dates prior to the Norman Conquest, after which this area was granted to the Earnley family, who gave their name to the village. The small parish church dates from the 13th Century, notable for its stone walls in the shape of a ships contour. The coastal area south of Earnley is part of a Site of Special Scientific Interest (SSSI) designated for its geological interest and importance as a natural habitat and the nearby fascinating RSPB Medmerry Nature Reserve. Earnley is accessible to West Wittering and Itchenor sailing Clubs each about 3 miles away.

























## GARDENS & GROUNDS

Chapel Cottage is approached from a five bar timber gate with a driveway flanked by beautifully cared for attractive gardens leading to a parking area with space for a small boat and the detached double garage has two remote control electric roller shutter doors, window, light and power connected and the pitched roof provides space for further storage. To the rear of the garage there is a detached timber Studio with potential for a home office, currently divided into three rooms, one with stable door light and power the second room with part glazed door, light and power and third room three with stable door, light, power and water supply and it has a covered veranda ideal for entertaining with lovely views. The gardens are well established with a fantastic array of flowers, shrubs and trees. There is large lawn area to the front with a paved and seating area with pergola directly to the side of the sitting room, and there is a secluded courtyard to the rear, pond, outside tap, oil tank, log store. **In all, set in about 0.3 acres**







## CHICHESTER Cathedral city

Chichester 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 there are a further 2 miles of walks beside the canal leading to Chichester and Birdham Marinas. About a mile from the city centre 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. There are a good selection of schools locally and accessible from Chichester including; Chichester University, Chichester Free School, Chichester High School, Bishop Luffa, Oakwood, Prebendal (with Cathedral Choir school), Great Ballard, Slindon College, Dorset House, Seaford College, Bedales Petersfield, The Portsmouth Grammar school and to the 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.

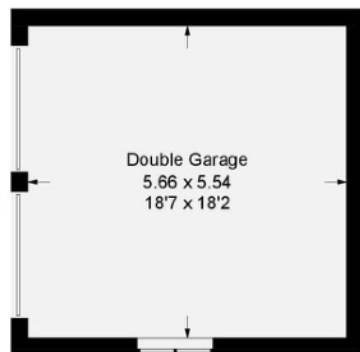


# Chapel Cottage, Bookers Lane, Earnley

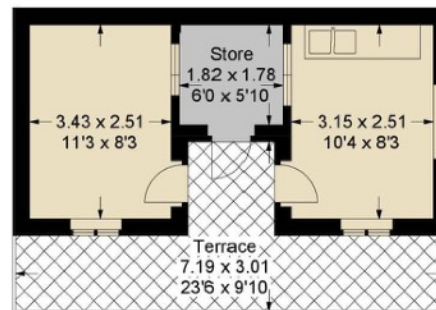
Approximate Gross Internal Area = 151.8 sq m / 1634 sq ft

Outbuildings = 53.6 sq m / 577 sq ft

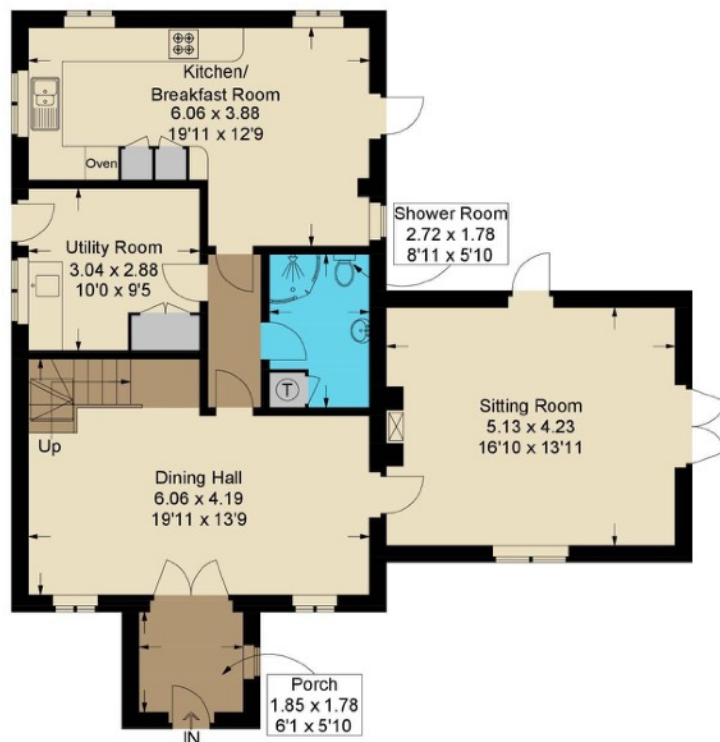
Total = 205.4 sq m / 2211 sq ft



Outbuildings



Outbuildings



Ground Floor



First Floor

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.





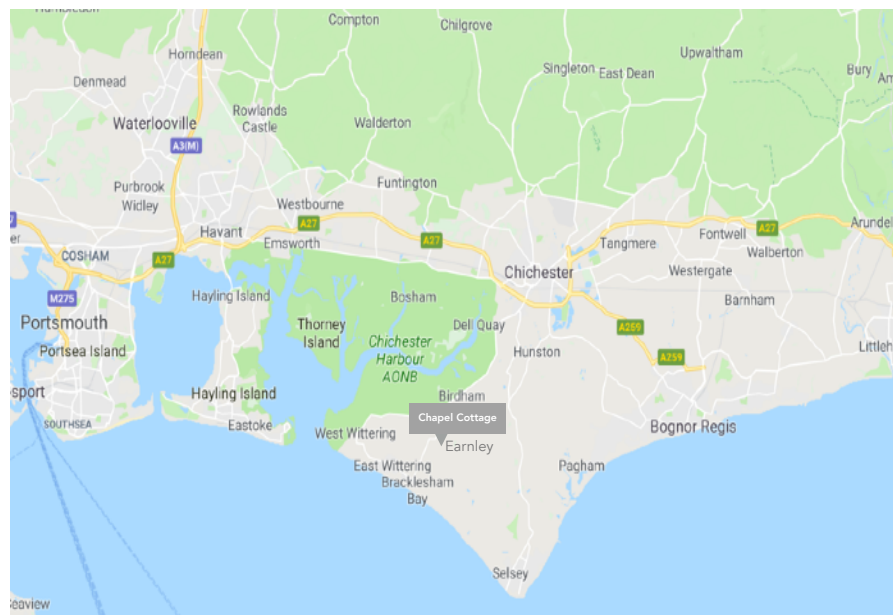
Goodwood Racecourse



Goodwood Revival



Chichester Marina



## 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, oil heating and private drainage.

**Tenure:** Freehold

**Council Tax Band:** G Year 2024/25 £3,876.05 **EPC Rating:** E

**LOCAL AUTHORITY:** Chichester Council 01243 785166



West Wittering beach

**Brochure:** Reproduction only allowed with Authors written consent

## Viewing by Appointment

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