



# KINGLEY

West Broyle Drive, Chichester, West Sussex

Michael  
Cornish

PROPERTY SALES & ACQUISITIONS









Wonderful countryside nearby



Magnificent countryside near Goodwood

# KINGLEY

West Broyle Drive, Chichester, West Sussex, PO19 3PP

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An individually designed detached house of traditional charm comprising: 5 double bedrooms, 3 bathrooms, 3 receptions, a stunning kitchen/breakfast/dining room, with a double garage and studio above, set in superbly landscaped gardens and grounds of about 0.27 acres, well situated close to the countryside and just under 2 miles north west of the city centre.

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## THE PROPERTY

Impressive Reception hall  
and Galleried Landing  
Cloakroom, Study,

Outstanding Kitchen/Breakfast Room, Larder, Utility Room  
Double aspect L-Shaped Sitting/Dining Room with fireplace  
Underfloor heating to the ground floor

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5 Double Bedrooms, 3 Bathrooms comprising:  
Principal Bedroom with En-Suite Bathroom (underfloor heating) and Dressing Room  
2nd Bedroom with En-Suite Shower Room,  
3 Further Bedrooms, Family Bathroom (underfloor heating)

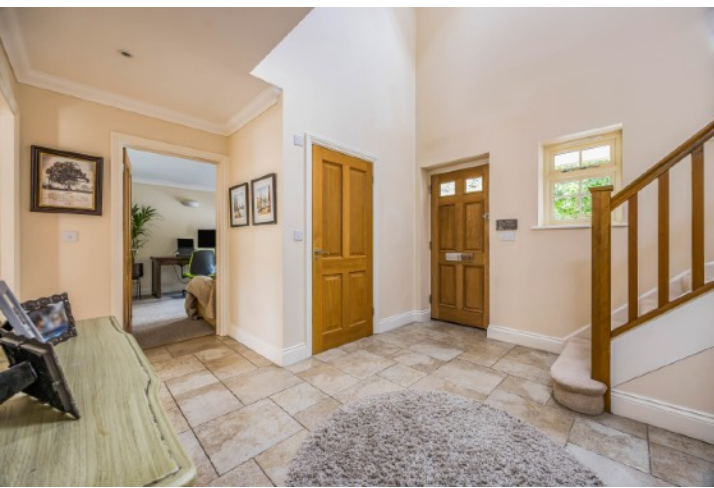
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## OUTSIDE

Delightful private gardens with  
Extensive parking area for numerous vehicles  
Integral Double garage with Studio above  
Beautifully manicured landscaped gardens and grounds  
South and West aspects

**In all, set in about 0.27 acres**





## THE PROPERTY

An exceptionally rare opportunity to acquire a unique individually designed detached house of character. Kingley was built by the current owners in 2009 and designed in a traditional modern Sussex style with carefully selected materials, the house offers versatile and spacious family accommodation with a light and airy atmosphere throughout. Upon entering the property there is a large welcoming reception hall with galleried landing and vaulted ceiling and doors lead to the cloakroom and a study. From the hall a door leads to the double aspect L-shaped sitting/dining room with an open fireplace and there are two sets of casement doors leading out the delightful private rear garden with a leafy outlook. There is an impressive kitchen/breakfast room with tiled flooring throughout, with bi-fold doors opening out onto the rear garden from the breakfast area. The kitchen has an excellent range of wall and base units with extensive polished granite worktops and is equipped with Bosch double oven and hob and microwave oven, a Sharpe dishwasher and there is a walk-in larder. Adjacent to the kitchen/breakfast is a utility room with a door into the integral garage above which there is Studio room that could be incorporated into the main house to provide further accommodation subject to the usual planning consents. The ground floor of the house has underfloor heating throughout. From the hall a staircase rises to the bright galleried landing with doors leading to the principal bedroom with en-suite bathroom and walk-in dressing room. The second bedroom suite has an en-suite shower room and there are three further bedrooms and a family bathroom. There is a comfortable ambience in the house, which has plenty of natural light throughout the accommodation creating a lovely relaxing atmosphere.





































#### COASTAL & COUNTRY PURSUITS

Chichester is renowned for its sailing amenities, country pursuits and attractions: 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 and The South Downs National Park provides miles of footpaths and bridleways. There are miles of sandy beaches at the Witterings and Chichester has about 17 miles of harbour channels with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina) and in all 14 sailing clubs locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College & Gardens, Arundel Castle, Fishbourne Roman Palace, Stansted Park, Petworth House, and Goodwood House.





## CHICHESTER

Kingley is situated in a highly desirable and peaceful leafy cul-de-sac on the rural fringes of Chichester just under 2 miles north west of the 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 elaborate octagonal Market Cross stands at the centre of Chichester and is believed to have been built in 1501 and subsequently restored at the expense of Charles Lennox, 2nd Duke of Richmond in 1746. Much of the City centre was built during the Georgian and Victorian periods and one of the most imposing buildings in the City today is the Georgian (former) Corn Exchange built in 1833.

Chichester city centre 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. 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.







Studio above the double garage with further potential



## GARDENS & GROUNDS

Kingley is approached from a long shared driveway flanked on one side by mature beech hedging leading to a five-bar gate opening into an extensive parking for a number of vehicles. There is also an outside water tap and raised planters at the front of the property and a wonderful magnolia tree. The gardens surround the house and the rear aspect is principally south facing with a large entertaining timber decked terrace the full length of the property and approached by way of doors from the sitting and dining room areas and the kitchen/breakfast room. There is a lovely private leafy rear aspect and the decked terrace leads down to a wide expanse of neatly kept lawn, surrounded by a number of well established trees including Scots pine, silver birch and oak.

**In all, set in about 0.27 acres**









# Kingley, West Broyle Drive, West Broyle, PO19 3PP

Approximate Gross Internal Area = 260 sq m / 2799 sq ft  
 Outbuilding = 27.4 sq m / 295 sq ft  
 Total = 287.4 sq m / 3094 sq ft



= 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



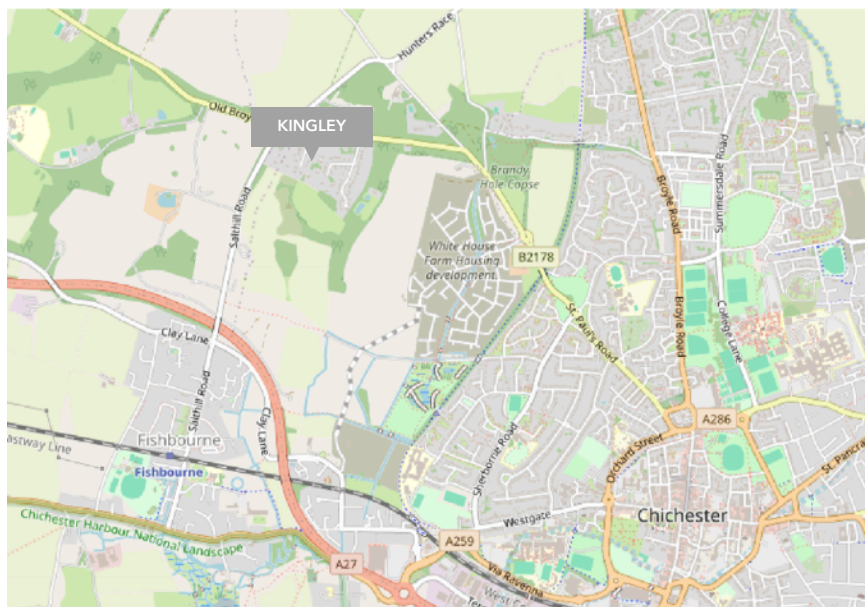
Chichester Marina



West Wittering Beach



Chichester harbour and The South Downs



## 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, gas, water and private drainage.

**NOTE:** West Broyle Drive is a Private Road

**Council Tax Band: G** Year 2024/25 £3,708.50

**EPC Rating: C**

**LOCAL AUTHORITY:** Chichester Council 01243 785166



**Brochure:** 2024 Reproduction only allowed with Authors consent

## Viewing by Appointment

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