



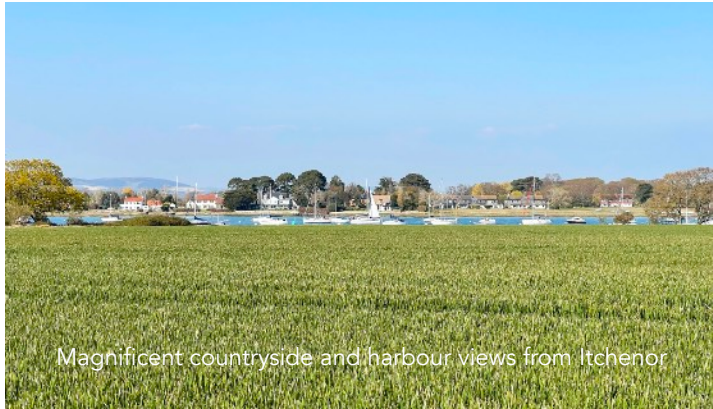
Cherry Tree Cottage

Itchenor, Chichester, West Sussex PO20 7AA

Michael
Cornish

PROPERTY SALES & ACQUISITIONS





Cherry Tree Cottage

Itchenor Road, Itchenor, West Sussex

A charming detached house, individually designed to a New England style, presented to an excellent standard, with a secluded rear garden and a southerly side aspect, well located in a desirable harbour side village, within walking distance of the sailing club

THE PROPERTY

First Floor

3 Double Bedrooms
2 Bathrooms (one en-suite)
Landing and staircase to:

Second Floor

open staircase to loft Bedroom area
and en-suite Bathroom

Ground Floor

Entrance Hall open plan:
Sitting Room double aspect/
Dining Room/ Kitchen/Breakfast Room
Cloak Room/WC

Underfloor heating Nest Thermostat control
Lutron Lighting system zoned control
Recessed Audio system

OUTSIDE

Front garden with ample parking area
for numerous vehicles and space for a dinghy
Rear Garden and Garden Studio/Office

THE PROPERTY

Cherry Tree Cottage is a charming and beautifully presented detached house with bright and spacious accommodation and a wonderful private rear garden with parking space for vehicles and a small dinghy. Well located only a few hundred metres from the harbour and sailing club. Upon entering the house there is an entrance hall open plan to an impressive double aspect sitting room with a wood burning stove and French doors leading out onto the rear garden terrace. The hall is open plan to the dining room, which is open plan to the superb stylish kitchen, which has an excellent range of units, worktops and appliances. There is a cloak room/wc. From the entrance hall a staircase rises to the first floor landing, which leads to three double bedrooms and two bathrooms, one en-suite to the main bedroom. The second floor is accessed via an open staircase and comprises a particularly spacious loft room ideal for guest accommodation with space for a double bed and there is an en-suite bathroom featuring a delightful free standing bath.

GARDENS & GROUNDS

Cherry Tree Cottage is approached from a leafy lane about five hundred metres from the harbour and the highly regarded Itchenor sailing club. The property is set back on its plot with a good frontage and driveway providing plenty of parking space for a number of vehicles and a small dinghy. The side entrance leads to the well kept rear garden, which affords an excellent degree of privacy with a patio area leading to a neat lawn, flowering shrubs and plants within the borders. At the end of the garden there is a detached garden studio office, which the owner has confirmed is fully insulated and wired for high-speed internet connection.











ITCHENOR

Itchenor is a highly regarded sailing village, with a friendly community and the lovely ancient St Nicholas' Church dating to about the year 1180 and there are two 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/West Wittering Road. This very desirable harbour side 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. West Itchenor dates from the Roman era and was subsequently resettled by the Anglo Saxons and takes its name from the chieftain Icca, who laid claim to its shoreline, originally known as *Iccanore* ('Icca's shore'), which translates as "Icca's Landing Place", the name of which eventually became 'Itchenor' during about the 12th century. There is an established private leisure club Harbour Way country club, currently being redesigned and construction due to start during Summer 2023.

WEST WITTERING

West Wittering highly regarded coastal village with a beautiful sandy beach stretching miles and there is a long established sailing club and there is 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 The Witterings, and a popular small cafe The Landing. St Peter and St Paul's Parish Church is located in the heart of the village and there is Primary School. There is large cafe/restaurant close to the beachfront. The nearby village of East Wittering is about 2 miles and has a modern Medical Centre and a Dental Surgery and excellent shopping centre, which has a wide variety of independent shops, a choice of cafes and restaurants and larger stores including the Co-op and Tesco supermarkets.

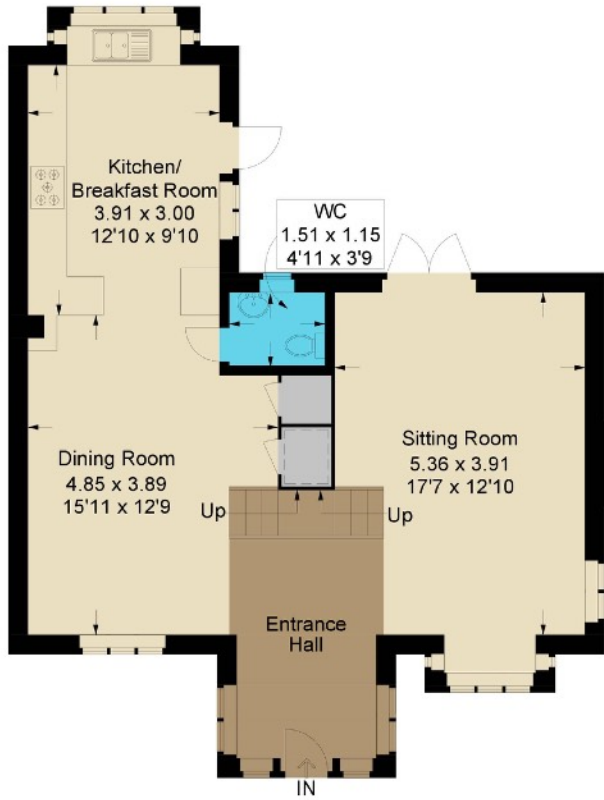
CHICHESTER

Chichester city centre is situated about 6 miles to the north and 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.

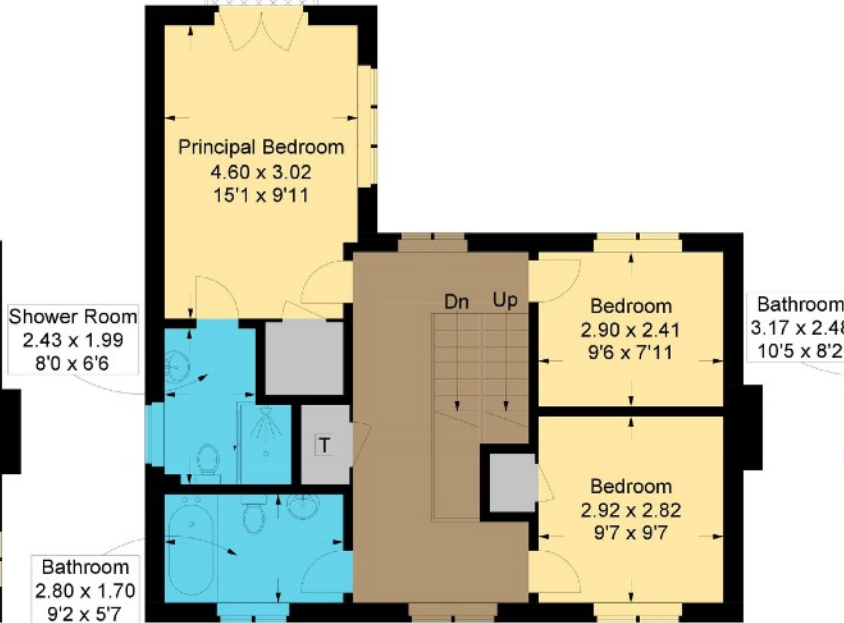


Cherry Tree Cottage, Itchenor Road, Itchenor

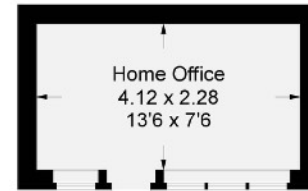
Approximate Gross Internal Area = 173.3 sq m / 1865 sq ft
 Outbuilding = 9.6 sq m / 103 sq ft
 Total = 182.9 sq m / 1968 sq ft



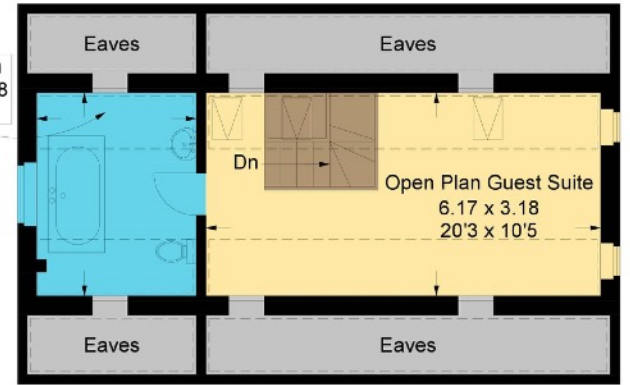
Ground Floor



First Floor



Outbuilding



Second 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.



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 Gas, Electricity, Water and Drainage.

TENURE: Freehold

Council Tax Band: G Year 2024/25 £3,754.55 **EPC:** C

LOCAL AUTHORITY: Chichester District Council 01243 785166

COASTAL & COUNTRY PURSUITS

Chichester is renowned for its excellent sailing amenities and country pursuits 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 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 with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina) and in all 14 sailing clubs locally. Further attractions: Tangmere Military Aviation Museum, Weald & Downland Living Museum, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Castle, Fishbourne Roman Palace, Stansted Park, Petworth House and Goodwood House.

Brochure: 2025

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Goodwood Racecourse



Goodwood Revival



West Wittering Beach

Viewing by Appointment

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Wonderful sailing from Itchenor

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