



**Bridge House,  
Donnington,  
Chichester,  
PO20 7PP**

Guide Price  
£1,850,000 Freehold

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**STRIDE & SON**

Established 1890



# An exceptional Grade II listed period farmhouse with 5/6 bedrooms, superb kitchen and mature grounds close to Chichester Marina



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EPC

N/A



3,706  
sq. ft.

Situated approximately two miles south of Chichester an exceptional Grade II listed period farmhouse believed to date from the 17th century. The property has been the subject of meticulous renovation and enlargement over recent years and now offers 5/6 bedrooms with superb kitchen/living room, three reception rooms and 3 bathrooms (2 ensuite).

Great care has been taken to retain and enhance the original character of the house which is set in mature grounds extending to approximately 1.97 acres with tennis court, sunken bar-b-que area, gated driveway and parking for several cars.

The property is within easy reach of local shops at Donnington village and the local historic church with Chichester Marina and Harbour close-by to the west. This Area of Outstanding Natural Beauty gives wonderful opportunities for walks and water sports with West Wittering beach a few miles south, whilst to the north is the South Downs National Park and Goodwood with its famous racecourse and motor racing, golf course and leisure centre.

Chichester city centre offers an excellent range of shops, supermarkets, restaurants and bars with many leisure facilities including parks, the renowned Festival Theatre, Pallant House Gallery and of course the historic Chichester Cathedral. There is a mainline railway station with services to London Victoria and along the coast to Brighton and Southampton. The accommodation is arranged as follows:

Panelled front door to:

ENTRANCE HALL: Polished oak flooring. Radiator. Understairs coats cupboard.

SITTING ROOM: Large open fireplace with log stores to either side. Brick surround and timber lintel.

Extensive range of fitted bookshelves with cupboards below. Polished oak flooring. Deep store cupboard. Door to:

FAMILY ROOM: Polished oak flooring, Fireplace with wood burning stove with shelving to one side. Range of under-stairs store cupboards. Door to secondary staircase.

STUDY: Polished oak flooring. Recess for large 65" TV with cupboards and shelving to either side. Polished oak flooring.

KITCHEN/DINING ROOM: Extensive range of fitted base units. Lacanche three-oven range cooker with five-ring ceramic hob and cooker hood over. Central island with granite worksurface and inset twin bowl ceramic Butlers' sink with 'Quooker' sparkling and boiling water tap. Integrated dishwasher. Breakfast bar. Recess for American style larder fridge/freezer. Central skylight. Exposed timber ceiling beam. Rustic Terracotta tiled floor with underfloor heating. Bi-fold doors to terrace and garden.

PANTRY: Fitted store cupboards and shelving. Door to:

CLOAKROOM: Low level W.C. Pedestal wash hand basin.

UTILITY ROOM: Stoneware Butlers' sink with cupboard below. Space and plumbing for washing machine and dishwasher. Grant oil fired boiler for domestic hot water and central heating. Lagged hot water cylinder.

BOOT ROOM: Range of fitted shelving. Worksurface with cupboard and freezer below. Terracotta tiled floor. Range of coat racks. Half glazed door to rear garden.

From the hall stairs lead to the 1st floor landing.



**MASTER BEDROOM:** Rolled top bath with mixer tap shower attachment. Pedestal wash hand basin. Low level W.C. Fully tiled shower cubicle with thermostat control and glazed screen. Extractor fan. Heated towel rail.

**DRESSING ROOM/BEDROOM 6:** Extensive clothes racks. Polished oak flooring. Door to main landing and archway to secondary landing leading to rear staircase.

**BEDROOM 2:** Fireplace with original cast iron surround. Exposed ceiling beams.

**BEDROOM 3:** Fireplace with pine surround. Wardrobe and shelved store cupboards to either side.

**FAMILY BATHROOM:** Rolled top bath with central mixer tap shower attachment. His and Hers vanity unit with marble surround. Cupboards below. Low level W.C. Shower cubicle with glazed screen. Part tiled with attractive brick and flint feature wall. Built in storage shelving. Extractor fan.

Stairs to:

**2ND FLOOR LANDING:** Exposed ceiling beams. Hatch to loft. Door to:

**BEDROOM 4:** Exposed ceiling beams. Polished elm flooring.

**BEDROOM 5:** Exposed ceiling beams.

**SHOWER ROOM ENSUITE:** Fully tiled shower cubicle with thermostat control and glazed screen. Low level W.C. Wash hand basin. Extractor fan. Chromium plated towel rail.







**Bridge House, Selsey Road, Donnington, Chichester, PO20 7PP**

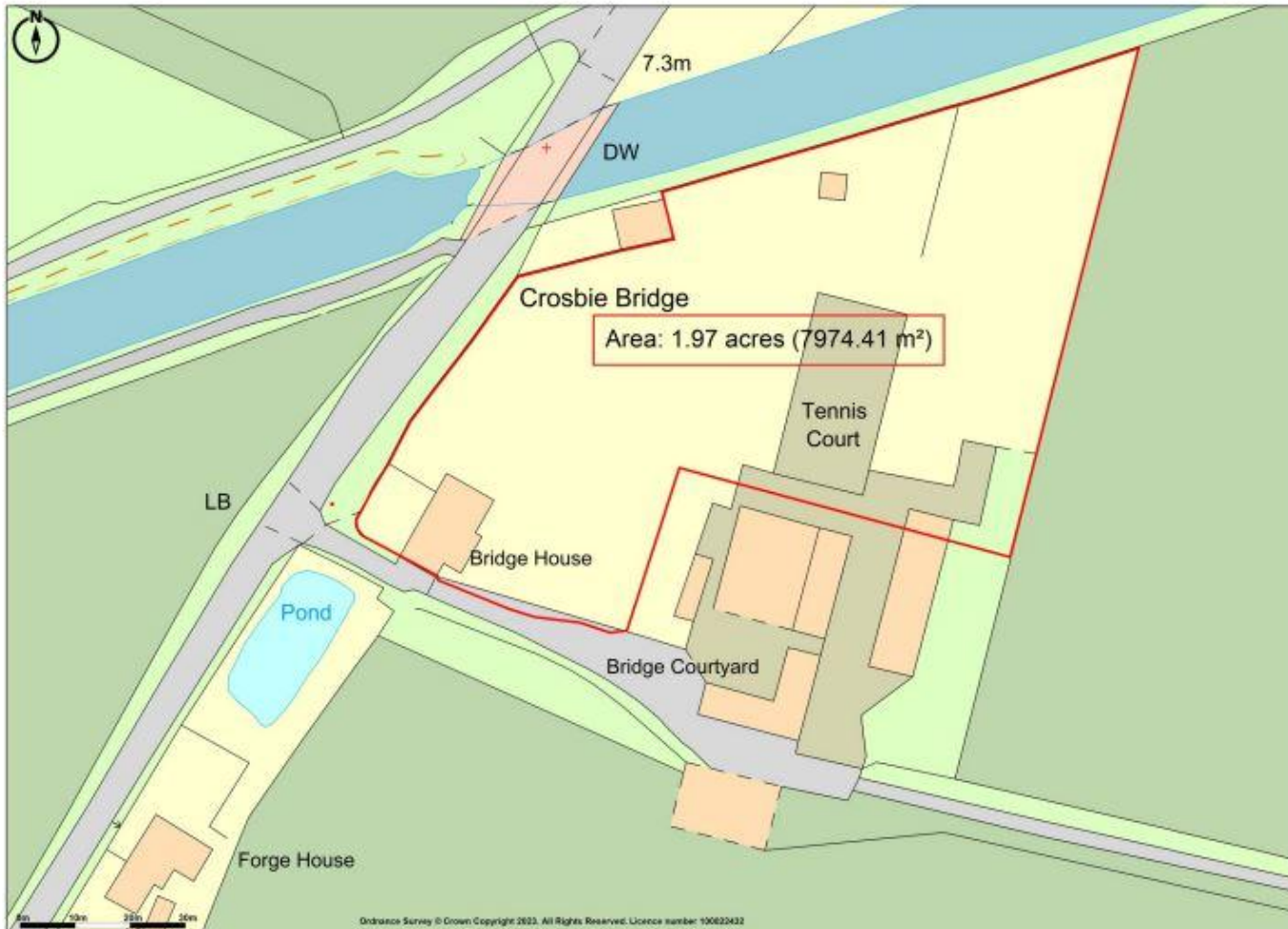


EXTERIOR: The property is approached via automatic double gates on brick piers leading to an extensive gravelled car parking area. Brick and flint garden wall and gateway lead to a charming courtyard garden area with brick steps down to Bar-b-que are with Yorkstone paved terracing and U shaped oak benches. Beyond is an enclosed kitchen garden with raised beds and mature fruit trees. Outside water tap. The whole is bounded by fencing and brick and flint walls and extends to approximately 0.75 of an acre. To the front of the property is a further patio garden area with further terrace and high hedging. The main garden lies to the rear of the house with a brick and Yorkstone paved terrace bounded by raised flower beds and shrubberies. Private lawned area sheltered by mature shrubs and specimen trees. Beyond which is a further large lawned area being bounded to the north by Chichester Canal and towpath.

**N.B.** Further land and outbuildings may be available to purchase by separate negotiation with the vendors.



Bridge House, Selsey Road, Donnington, PO20 7PP



**Promap**

LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4



Plan not to scale – for identification purposes only.

#### DIRECTIONS:

From the centre of Chichester proceed south to the bottom of South Street pass over the level crossing by Chichester station and follow the road to the roundabout at A27. Go straight across following signs to The Witterings and after approximately ¼ of a mile turn left at the mini roundabout onto the Selsey Road. Follow the road for approximately 1 ¼ miles and the property will be found on the left-hand side being approached via double electric timber gates.

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