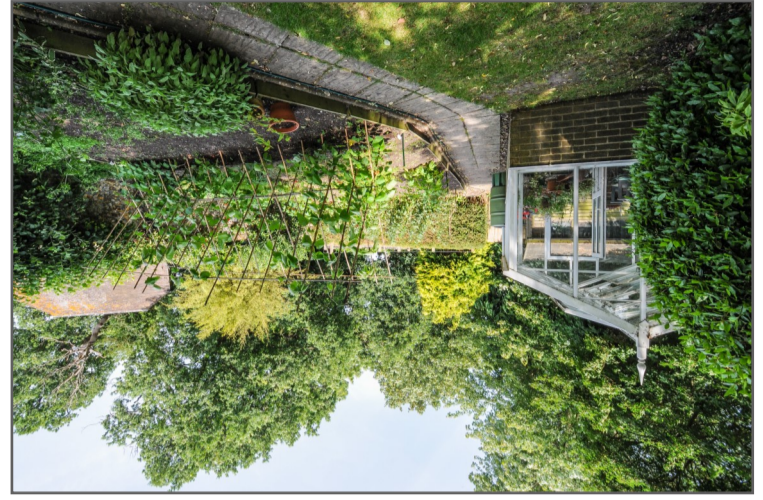


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Emzo Marketing 2017. (ID350576)



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West Wittering

South Cottage, Rookwood Lane, West Wittering, PO20 8QH

A delightful Grade II listed period family house situated in unspoilt rural surroundings in an Area of Outstanding Natural Beauty on the edge of West Wittering village. The property, which is believed to date from 1807, has been in the vendor's family for 40 years being the subject of sympathetic renovation and extension over that period. It now offers **3/4 bedrooms** with well-appointed kitchen/breakfast room, 2 bathrooms (1 ensuite) and oil fired central heating. The cottage is set in mature well stocked grounds bounded on three sides by farmland, with off-street parking and a **double garage**.

South Cottage has an enviable location at the end of a quiet country lane with Chichester Harbour approximately 150 yards distant. Good local shopping facilities can be found at East Wittering some 1 ½ miles distant and West Wittering's renowned beach is approximately ¾ mile away. The main centre at Chichester is some 9 miles to the north with its Chichester Festival Theatre and a range of leisure facilities including horse and motor racing at Goodwood.

The accommodation is arranged as follows:

Half glazed front door to:

GALLERIED ENTRANCE

HALL:

Two radiators. Telephone point. Ceramic tiled floor. Door to:

SITTING ROOM:

27'10 x 19'5 max. (L-shaped). Large open fireplace with brick surround, oak lintel and flagstone hearth. Fitted wood burning stove and recessed display shelves to either side. Three double radiators. TV aerial point. Double store cupboard with access to further understairs cupboard. Glazed casement door to garden. Triple aspect windows south, east and west overlooking garden and farmland beyond.

DINING ROOM:

17'5 x 12'5. Open fireplace with brick surround, oak lintel and flagstone hearth. Deep store cupboard to one side with fitted shelves and recessed bookcase. Radiator. Polished pine flooring. Serving hatch to:

KITCHEN/BREAKFAST ROOM:

ROOM:

24'11 x 9'6. Range of light oak faced base and wall cupboards. Inset twin bowl stainless steel sink. Plumbing for dishwasher. Electric cooker with ceramic hob. Oil fired Aga. Stoneware Butler sink. Integrated fridge & freezer. Extractor fan. Part vaulted ceiling with exposed trusses. Glazed double doors to south facing terrace and garden.

UTILITY ROOM:

7' x 5'10. Range of base cupboards. Plumbing for washing machine. Space for fridge/freezer. Door to:

CLOAKROOM:

Low level WC. Wash hand basin. Radiator. Water softener.

Stairs to:

1st FLOOR GALLERIED

LANDING:

Shelved store cupboard. Heated airing cupboard. Exposed wall beams. Door to:

OFFICE/BEDROOM 4:

12'10 x 9'1. Large airing cupboard with lagged copper cylinder (immersion). Double radiator. Telephone point. Range of fitted wardrobes. Large eaves store cupboard. Shelved linen cupboard. Hatch with folding ladder to insulated loft. Door to:

BEDROOM 1:

15'1 x 12'10. Two fitted double wardrobes. Fitted chest of drawers. Bed-side tables with display shelves and cupboards over. Double wardrobe. TV aerial and telephone points. South and easterly aspect over-looking garden and farmland.

REAR LANDING:

Eaves store cupboard and steps down to:

BATHROOM ENSUITE:

Coloured suite comprising panelled bath with mixer tap, shower attachment and tiled surround. Pedestal wash hand basin with light and shaver point over. Low level WC. Radiator. Towel rail.

BEDROOM 2:

14'7 x 9'9. Built in wardrobe. Double radiator.

BEDROOM 3:

10'1 x 9'10. Fitted store cupboard with shelves over. Double radiator.

FAMILY BATHROOM:

White suite comprising panelled bath with Mira shower unit over, tiled surround and folding glazed screen. Low level WC. Vanity unit with cupboards below and mirror over. Heated ladder rack towel rail. Light/shaver point.

SERVICES:

Mains water and electricity. Cesspit drainage.

ANNUAL CHARGE:

There is an annual road charge of £300 for the maintenance of Rookwood Lane which is a private road.

EXTERIOR:

The property is approached via a gravelled drive leading to a large **double garage 19'8 x 17'6** with electric up and over door, light and power and folding aluminium ladder to large loft storage area over. To the rear of the property is a delightful walled lawned garden bounded by well stocked herbaceous beds with delightful semi-circular lead water feature, garden storage area and walkway to south facing vegetable garden bounded to the north by brick and flint garden wall with espaliered fruit trees. Timber built garden shed. Raised asparagus bed and compost heap. **Aluminium framed greenhouse 12'3 x 8'4** with electric light and power. The main garden lies to the south and east with extensive York stone paved terrace with electric sun awning and outside light. Boiler house with Trianco oil fired boiler for domestic hot water and central heating. Well-kept lawns bounded by herbaceous beds with mature trees and shrubs. Creeper clad archway leading to the south terrace and lawns, the whole being well fenced and hedged with views over farmland to the south and east.

PRICE GUIDE: £1,375,000 FREEHOLD

DIRECTIONS:

From Chichester proceed south on the A286 West Wittering road. Follow the road for approximately 4 miles bearing right at the mini roundabout towards West Wittering. Follow the road for a further 2 miles and on the approach to West Wittering village the road bears sharply to the left with Rookwood Lane on the right hand at the apex of the bend. Follow Rookwood Lane for approximately 1 mile, bearing left at the fork and South Cottage will be found at the end of the road on the left-hand side.

Please Note: Neither the heating system nor the services have been checked by the Agents.

