



# Greenleas

Itchenor Green, Itchenor, Chichester, West Sussex



**Tod  
Anstee  
Hancock**

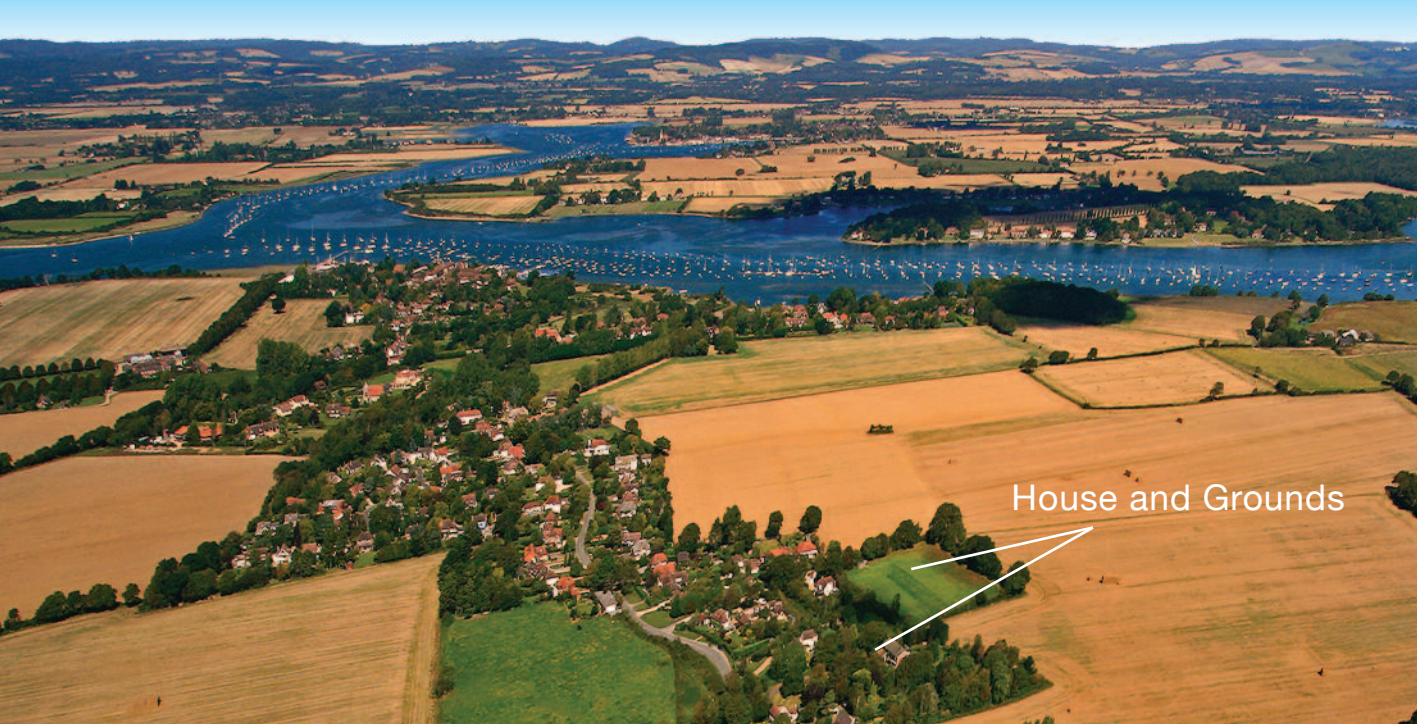
Property Consultants





FOUR ACRES  
OF STUNNING GROUNDS





## Greenleas

A particularly spacious and superbly presented detached house set in about four acres of stunning park-like gardens and grounds in this desirable sailing village offering fabulous views of the open countryside towards the harbour.



Gross Internal Area 3358 sq ft

### GROUND FLOOR

Reception Hall  
Cloakroom  
Sitting Room  
Dining Room  
Conservatory  
Study  
Kitchen/Breakfast Room  
Utility Room

### FIRST FLOOR

6 Bedrooms  
3 Bathrooms

### PARKING

Integral Double Garage  
Space for at least 5 vehicles

### GARDENS AND GROUNDS

Sweeping driveway about 125 meters  
Delightful park-like gardens and grounds  
In all, set in about 4 acres



# The Property

A fantastic opportunity to acquire this superbly presented detached house set well within its own gardens and grounds which provide an excellent degree of privacy, located in this highly desirable and much favoured sailing village.

Wonderful country walks emanate from the beautifully kept park like gardens via public footpaths nearby which lead to Spinney Lane and the harbour which can be seen from the house with distant views of the South Downs.

The existing house is well located in an exceptional position and offers adaptable well-proportioned accommodation with a light, airy and comfortable ambience throughout. Most of the rooms overlook the lovely formal gardens and some have breath-taking views of the countryside. The triple aspect sitting room has an east, south and west aspect following the sun all day.







## Gardens and Grounds

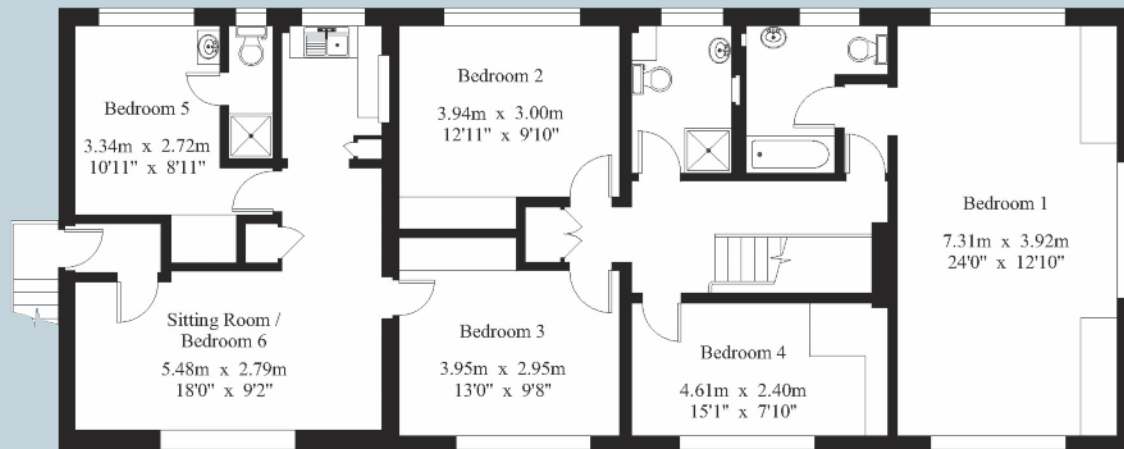
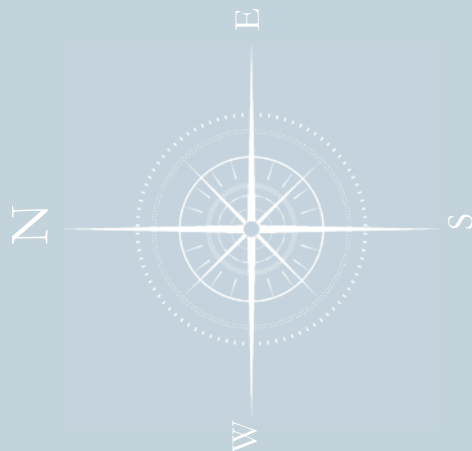
Greenleas is approached through a five-bar timber gate with a long sweeping 125 meter drive leading to a circular turn around area in front of the house and integral garage with a remote controlled up and over door. The driveway to the front is flanked by beautifully kept level lawns interspersed with mature trees and bordered by shrubs and mature hedges which provide a high degree of privacy with a south westerly aspect.

There is also a second access point from Itchenor Road to Greenleas via Glebe Lane, an ancient footpath which gives access to Greenleas via a right of way at all times and for all purposes. This distinct area also benefits from a planning consent for a replacement pony stable, and a licence for the landing of a helicopter for up to 28 days per annum.



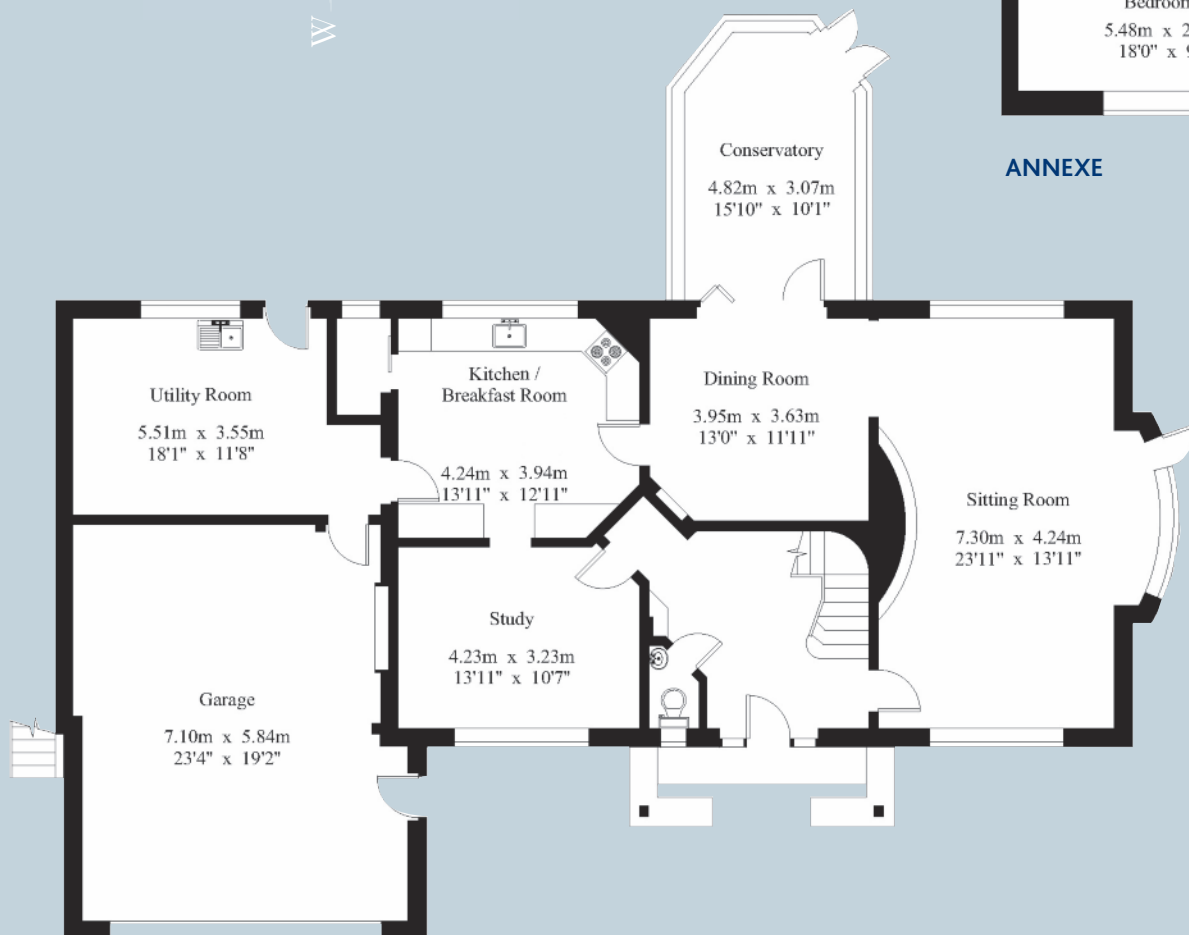






ANNEXE

FIRST FLOOR



GROUND FLOOR

Gross Internal Area	312 sq m	3358 sq ft
(includes garage)		

## GREENLEAS PLANS FOR EXISTING PROPERTY



# Proposed House

A significant asset of Greenleas is the exceptional planning consent for the replacement of the existing house with a substantial classically styled country house of approximately 7,622 sq ft consisting of the **main house**, large **guest lodge** and detached **triple garage**.

Main House	5778 sq ft
Guest Lodge	980 sq ft
Garage	627 sq ft
Field Shelter	237sq ft

## MAIN HOUSE

Reception Hall  
Cloakroom  
Drawing Room  
Sitting Room  
Family Room  
Study  
Dining Room  
Kitchen/Breakfast Room  
Utility Room  
Pantry  
8 Bedrooms  
6 Bathrooms

## GUEST LODGE

2 Bedrooms  
Living Room  
Cloakroom

## TRIPLE GARAGE

Sail Loft  
Space for 3 vehicles

## EXTENSIVE DRIVEWAY

Space for at least 6 vehicles  
Space for small boats  
In all, set in about 4 acres



## GUEST LODGE



Local Authority Planning Ref:  
WI/14/01626/FUL

Please contact Tod Anstee Hancock  
for a comprehensive information  
pack on planning consent and floor  
plans for proposed house.







PLANNING CONSENT  
FOR A SUBSTANTIAL COUNTRY  
HOUSE WITH GUEST LODGE



## Location

The property is situated in the heart of Itchenor within walking distance of all the village amenities. This highly regarded and sought-after harbour side village has a thriving sailing club and a multitude of moorings for boats and yachts, subject to availability. Also, is a beautiful church, village hall and, close to the harbour, the popular Ship Inn public house. Much of the surrounding countryside is designated an Area of Outstanding Natural Beauty and the Chichester Harbour Conservancy ensures that the character of the area is preserved.

### CHICHESTER

The historic cathedral of Chichester is about 6 miles to the East, with a lively hub of shopping amenities and commerce. There is a comprehensive range of social and recreational facilities including a multi-screen cinema, sports centres with swimming pools and a fine selection of restaurants, public houses, wine bars and bistros. In addition, there is the recently extended award-winning Pallant House Gallery and internationally acclaimed Festival Theatre. One of the most exciting and colourful annual events of the year are the Festivities centred on the Cathedral and its spectacular cloisters.

### SPORTS & COUNTRY PURSUITS

Aside from sailing, sporting activities in the area include; regular horse racing at Goodwood and Fontwell, polo at Cowdray Park near Midhurst, the Goodwood Festival of Speed and Revival events for motoring enthusiasts and Golf at nearby Rowlands Castle, Hayling Island and Goodwood. Further places of interest in the local area are: The Weald and Downland Open Air Museum, West Dean College and Gardens, Fishbourne Roman Palace, Tangmere Military Aviation Museum, and the historic houses of Goodwood and Petworth. Contemporary Cass sculpture is permanently exhibited in the forested grounds of the Goodwood estate.

### DISTANCES & TRANSPORT

Itchenor Sailing Club: 0.8 miles  
West Wittering: 2.5 miles  
Chichester: 6 miles  
Goodwood 11 miles  
Southampton Airport: 37 miles  
Gatwick Airport: 47 miles  
Central London: 74 miles







#### GENERAL INFORMATION

FREEHOLD

EPC Rating: D

Postcode: PO20 7DA

Services: Mains electricity,  
gas, water and drainage.

Chichester District Council:

01243 785166

West Sussex County Council:

01243 777100



01243 523723

[sales@todansteehancock.com](mailto:sales@todansteehancock.com)

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Viewings strictly by appointment with sales agent.

The Old Coach House, 14 West Pallant,  
Chichester, West Sussex, PO19 1TB





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