



**Tod
Anstee
Hancock**

Property Consultants



Oak Tree Cottage

Itchenor Road, Itchenor, Chichester, West Sussex

Located within close proximity to the Itchenor hard and sailing club, a very stylish and recently renovated village house (3,361 sq ft) with flexible and spacious accommodation throughout and the benefit of a large garden and ample boat storage

Offering stylish accommodation throughout Oak Tree Cottage has undergone a substantial programme of refurbishment. Features include oak flooring, stunning Neptune kitchen with feature Aga, granite work tops and a substantial decking area ideal for entertaining and alfresco dining. The flexible accommodation also provides the versatility to provide rooms for an au pair or relative. The property has the benefit of being well located and being within walking distance of the harbour, and the advantage of having separate gate access to one side allowing for boat storage.

The ground floor comprises a large entrance hall leading though to the kitchen/dining room. French windows lead onto a substantial decked terrace. Also on the ground floor is the main double aspect drawing room with a feature wood burning stove, sitting room, utility room, boot room, bedroom, bathroom, cloak/shower room and study. Upstairs is the main bedroom providing an en suite, a substantial walk-in wardrobe and direct access onto a wide balcony with views over the grounds. There are three further double bedrooms and family bathroom. A particular feature is the mature garden extending to approximately ½ acre, laid mainly to lawn and shrubs. The grounds also feature an attached double length garage, a garden store, a detached and fully insulated garden room/office, and ample off street parking.









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: 0.3 miles | West Wittering: 3 miles | Chichester: 7 miles | Southampton Airport: 38 miles | Gatwick Airport: 54 miles | Central London: 74 miles

General Information

FREEHOLD
EPC Rating: D
Postcode:
PO20 7AA

Services: Mains Gas / Drainage

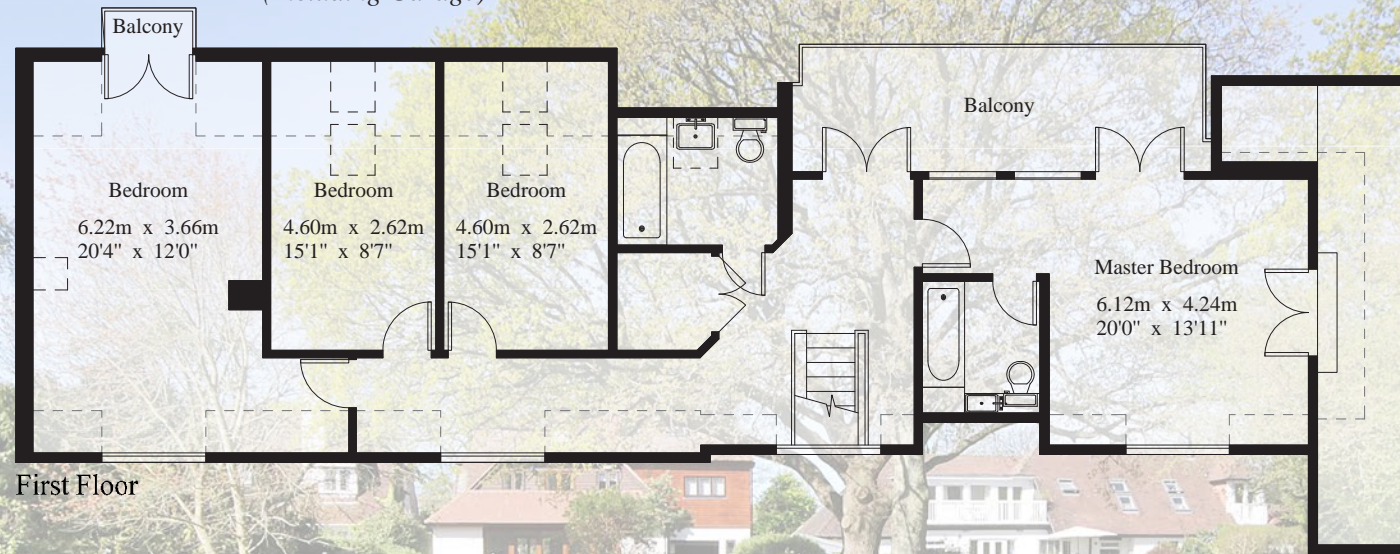
Chichester District Council:
01243 785166
West Sussex County Council:
01243 777100

Viewing
Strictly by appointment with the sales agent

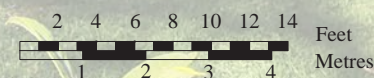
Oak Tree Cottage

Gross Internal Area : 312.3 sq.m (3361 sq.ft.)

(Including Garage)

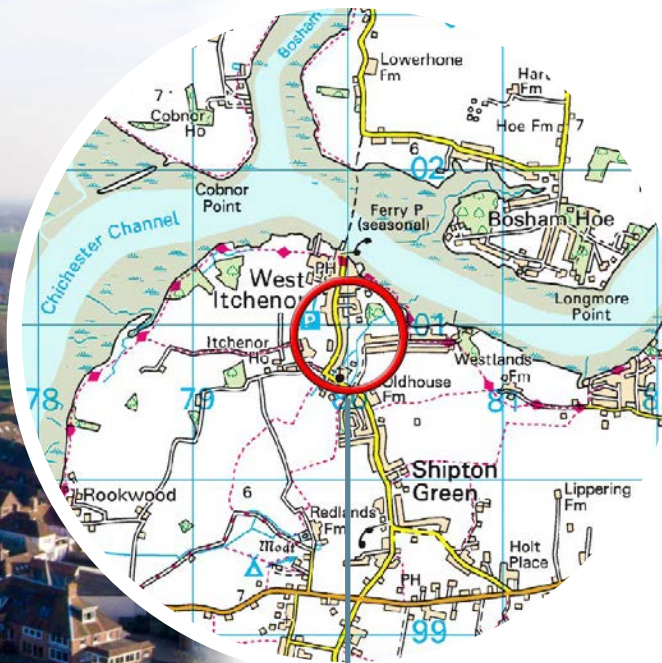


Restricted Height



For Identification Purposes Only.

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Oak Tree Cottage

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"Nearby Itchenor Hard and Sailing Club"

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