



# Upper House

Itchenor Green, Itchenor, Chichester, West Sussex



An exceptional and modern country house (5,221 sq ft) situated in some four acres of grounds, conveniently located on the edge of this hugely popular harbour side village

Dominated by a central glazed atrium rising to three floors with full height windows overlooking the grounds, this stunning architect designed property places a particular emphasis on space and light. Using an innovative building system the property provides outstanding insulation and fuel efficiency, and due to the style of construction the accommodation is also straightforward to reconfigure. Many of the rooms are of exceptional proportions, with south and west-facing views, with a combination of Jura and oak flooring and underfloor heating throughout. Decking flanks the property on two sides and is approached by way of doors from the drawing room, kitchen, one of the ground floor bedrooms and atrium. The existing accommodation allows for a great deal of flexibility and on the top floor, accessed by a second flight of stairs, is an area with a kitchenette and two substantial bedrooms (en suite), ideal for an au pair/relative.

The immediate gardens are mainly laid to lawn, and beyond lie paddocks with two stables and a barn store (which can be separately accessed from the Itchenor Road) which have mains water and electric. The main house is approached via a gravel drive where there is off street parking for a number of vehicles along with a detached double garage.







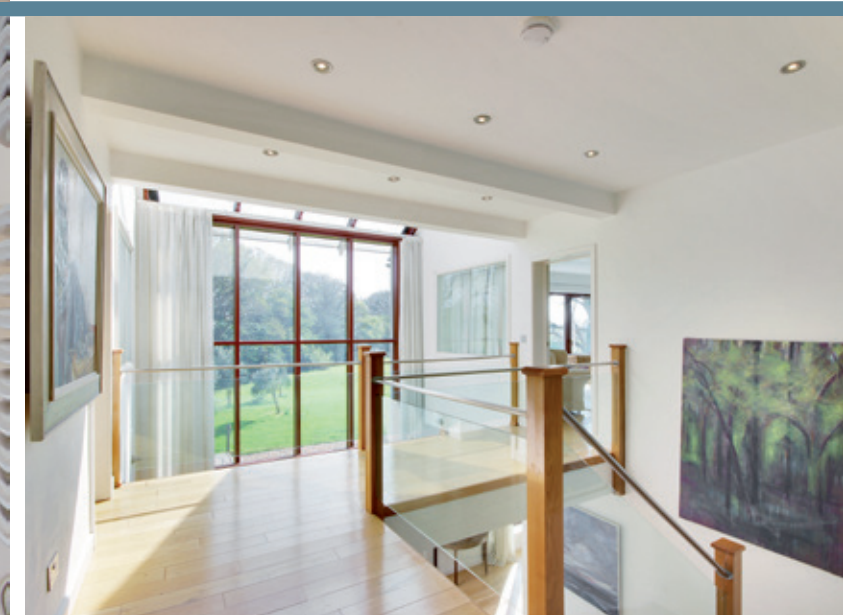






## Location

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

West Wittering: 1.7 miles | Chichester: 6 miles | Goodwood: 10 miles  
Southampton Airport: 37 miles | Gatwick Airport: 52 miles | London: 85 miles

## General Information

FREEHOLD  
EPC Rating: C  
Postcode:  
PO20 7DA

Services: Mains Gas / Drainage

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

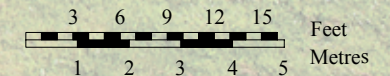
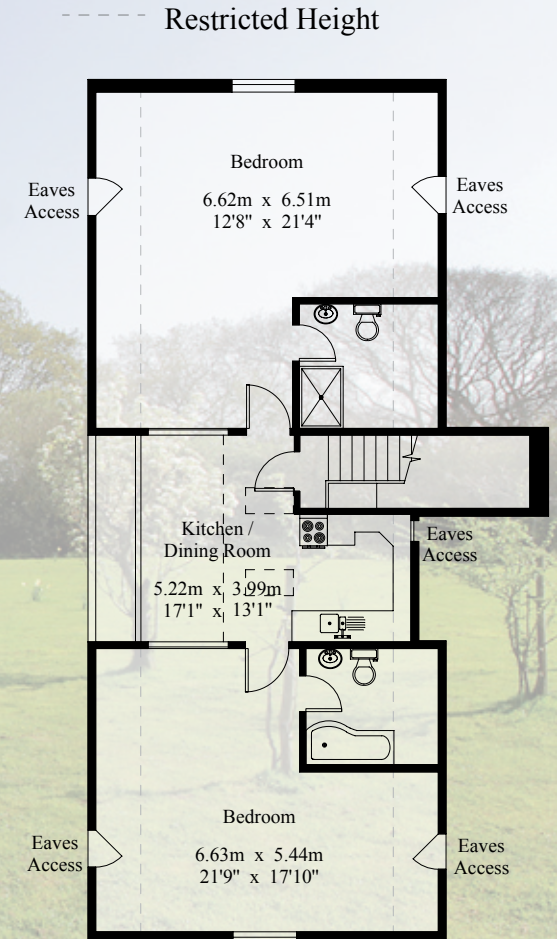
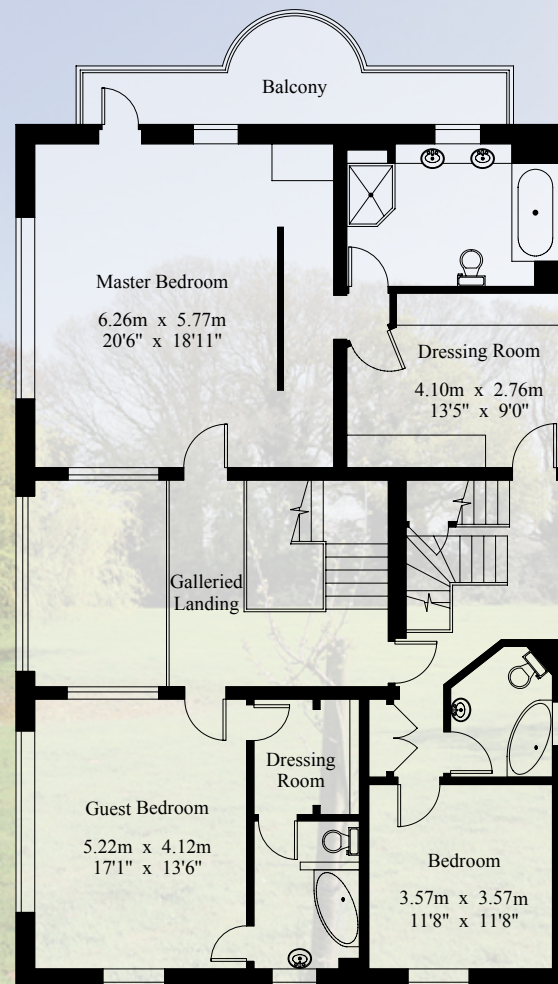
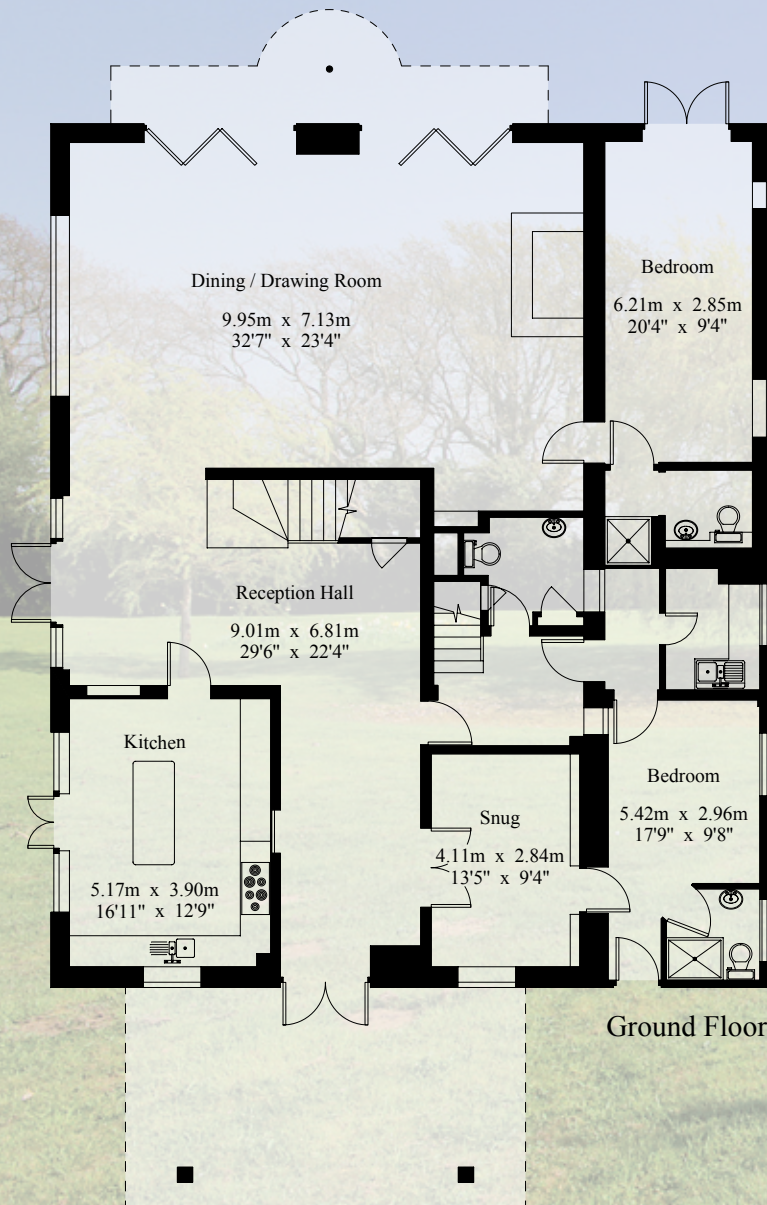
Viewing  
Strictly by appointment with the sales agent





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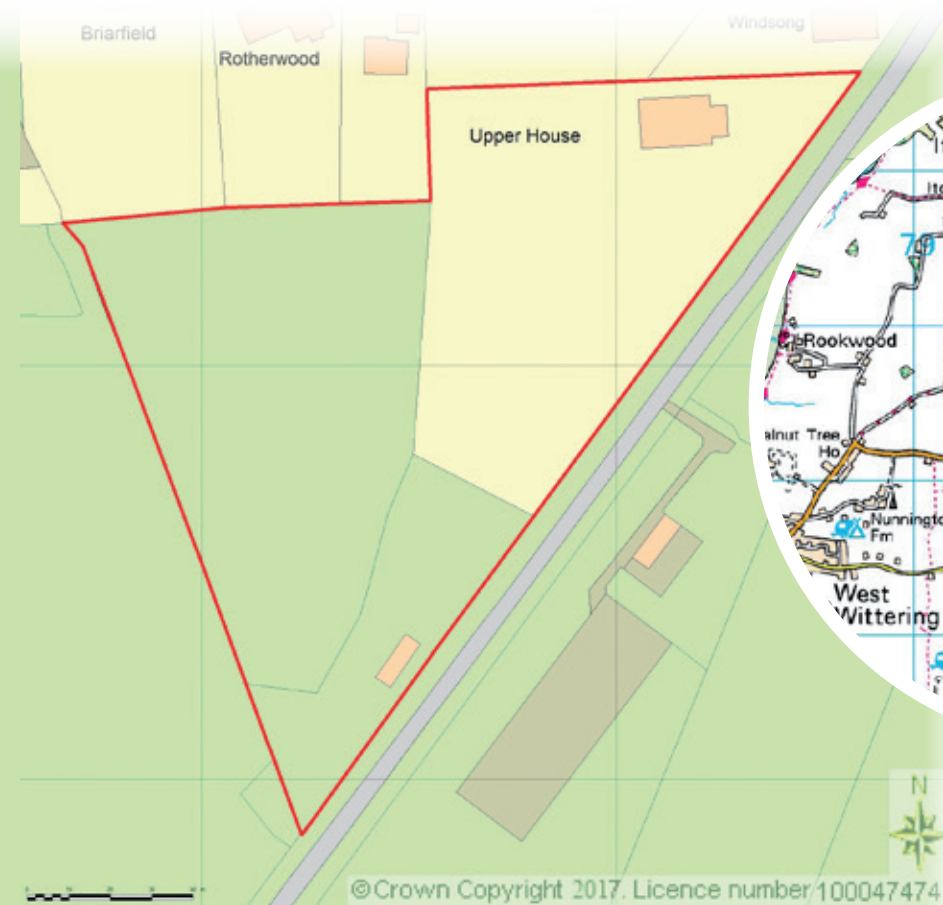
Gross Internal Area : 485.1 sq.m (5221 sq.ft.)



For Identification Purposes Only.

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**01243 523723**

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

**[todansteehancock.com](http://todansteehancock.com)**

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

