



One Pear Tree

Itchenor, Chichester, West Sussex PO20 7DD

**Michael
Cornish**

PROPERTY SALES & ACQUISITIONS





Itchenor sailing



Magnificent countryside and harbour views from Itchenor



Itchenor Sailing Club

One Pear Tree

Itchenor, West Sussex

A detached cottage in need of modernisation with development potential subject to planning consent, set in gardens and grounds of approx. 0.3 acres, and further adjoining land approx. 0.15 acres available by separate negotiation, well located in a highly desirable coastal village within reach of the sailing club.

THE PROPERTY

3 bedrooms
Bathroom/wc
Sitting/Dining room
Kitchen, Utility room
Conservatory
Entrance hall, Cloakroom/wc

OUTSIDE

Front garden with wide frontage and garage/workshop
Parking area for numerous vehicles and space for a small boat
Outbuilding Office/Store
Delightful garden and grounds
In all set in approx. 0.3 acres
Further approx. 0.15 acres backing spectacular open farmland with view towards harbour, available by separate negotiation

**Wonderful country walks nearby
within easy reach of the sailing club**



THE PROPERTY

One Pear Tree is a charming detached cottage in need of modernisation, potential for enlargement or replacement subject to planning consent. The property is well situated this sought after location backing onto a field in an area of outstanding natural beauty, close to the harbour and within easy reach of the sailing club.

GARDENS & GROUNDS

One Pear Tree is approached from a leafy road just under a mile from the popular Itchenor sailing club. The property is set well back on its plot in an excellent position with a wide frontage and an extensive gravel circular driveway providing plenty of parking space for a number of vehicles and a small boat and dinghy. There is a garage and separate side entrance leading to the rear garden. The gardens and grounds are well stocked with a variety of shrubs, trees with hedges providing an excellent degree of privacy. **In all set in approx. 0.3 acres (Lot 1).** NOTE: At the rear of the garden there is an adjoining enclosed field, backing farmland designated an area of outstanding natural beauty, which is currently available and can be purchased by separate negotiation. **In all approx. 0.15 acres (Lot 2).**

If both Lot 1 & LOT 2 are purchased together the total area would be, in all approx. 0.45acres



ITCHENOR

Itchenor is a highly regarded sailing village, with a friendly community and the lovely ancient St Nicholas' Church dating to about the year 1180 and there are a couple of very popular local public houses/restaurants; The Ship near the harbour in the heart of the village near the sailing club and The Lamb on the Chichester/West Wittering Road. This very desirable rural village is surrounded by farmland much of which is protected and designated an Area of Outstanding Natural Beauty, located about 3 miles from the amazing sandy beach at West Wittering and about 6 miles south of the historic city of Chichester. West Itchenor dates from the Roman era and was subsequently resettled by the Anglo Saxons and takes its name from the chieftain Icca, who laid claim to its shoreline, originally known as *Iccanore* ('Icca's shore'), which translates as "Icca's Landing Place", the name of which eventually became 'Itchenor' during about the 12th century.



COASTAL & COUNTRY PURSUITS Chichester is renowned for its excellent sailing amenities, country pursuits and attractions including: the Goodwood Festival of Speed and Goodwood Revival motoring events, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. Golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside is an Area of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways. There are miles of sandy beaches at the Witterings, which has been awarded the 'Blue Flag' international status for excellence. The RSPB nature reserve is situated at Pagham Harbour. Chichester has about 17 miles of harbour channels leading out to The Solent, and thousands of moorings and registered vessels and about 2,000 berths with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), Thornham Marina, Sparkes Marina and Northney Marina at Hayling Island and 14 sailing clubs locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Castle and Wetland Centre Wildfowl nature reserve, Fishbourne Roman Palace, Stansted Park, Petworth House and Goodwood House.



CHICHESTER

Chichester city centre is situated about 6 miles to the north and was founded by the Romans during the first century AD and the surrounding areas are steeped in history, with a number of archaeological remains from the Roman Conquest including the tall defence walls, which provide a walk through the city. Much of the city shopping centre is accessed through level pedestrianised areas leading to the well preserved and beautiful ancient Chichester Cathedral founded during 1075. The elaborate octagonal Market Cross stands today at the centre of Chichester and is understood to date from 1501. Many of the buildings in the city date from the Georgian and Victorian eras. The city has a number of 'beautifully kept parks and 'The Ship Canal' from the city Basin is navigable for about 2 miles by canoe and rowing boats to Donnington, beyond which there are a further 2 miles of walks along the canal leading to Birdham and Chichester Marinas. There is a Nuffield Hospital (private patients) and NHS St Richard's Hospital in the city. Further amenities include: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club and Chichester rugby football club. Other attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. There are a number of schools locally and accessible from Chichester including: University of Chichester and Portsmouth Grammar school, Bishop Luffa, The Prebendal school, Oakwood, Great Ballard, Dorset House school, Slindon College, Seaford College, Westbourne House.





Russett Cottage

Drake Cottage

Woodlawn

Little Thatches

Woodberry Cottage

One Pear Tree
Lot 1
Approx. 0.3 acres

Fenced Field
Lot 2
Approx. 0.15 acres

Stowfell

Gulworthy

Cobbs

Quinneys

Mistral House

Fishery

The Glebe

Meadow Cottage

Farleigh Cottage

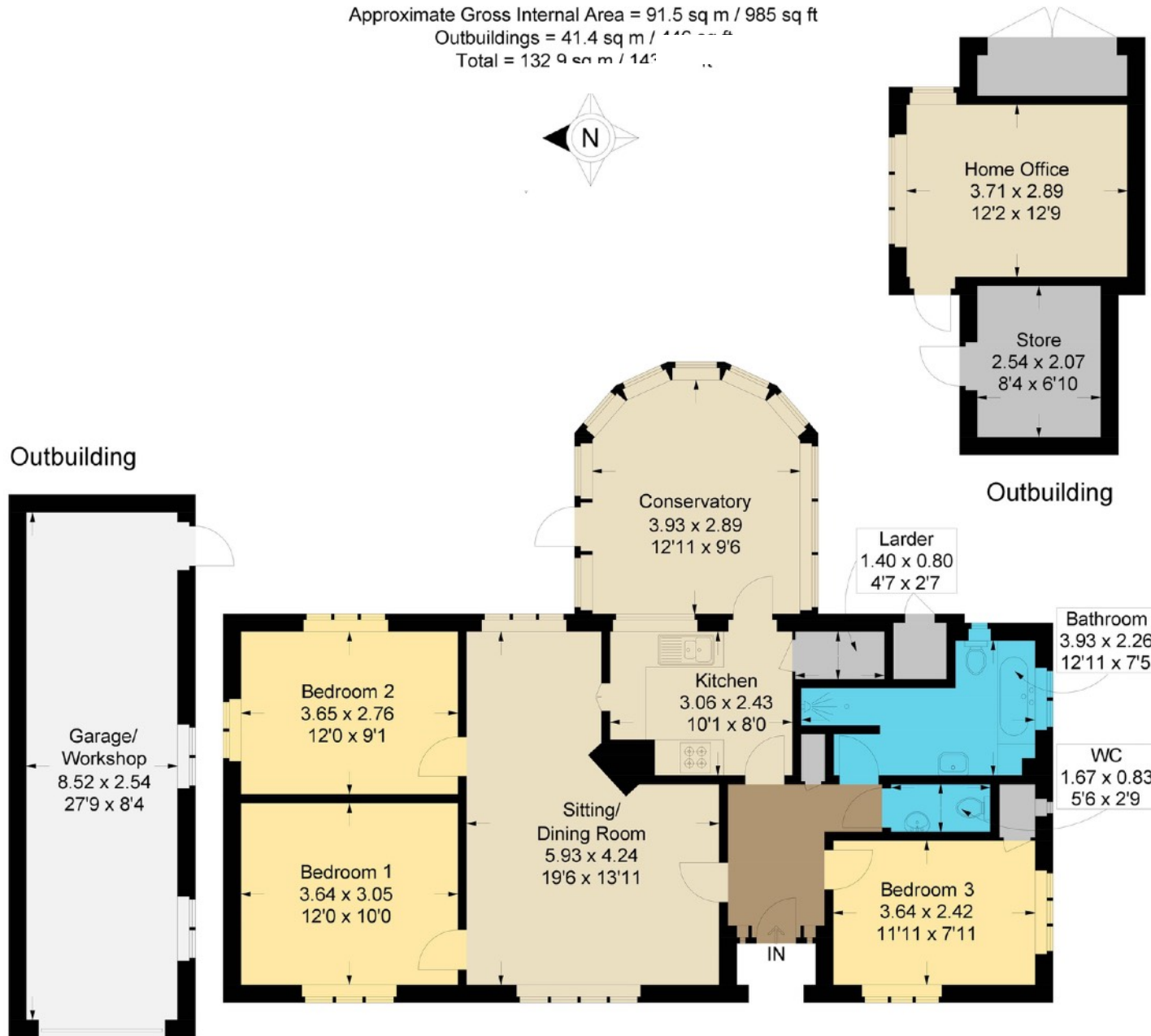
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One Pear Tree, Itchenor Road, Itchenor

Approximate Gross Internal Area = 91.5 sq m / 985 sq ft

Outbuildings = 41.4 sq m / 443 sq ft

Total = 132.9 sq m / 1428 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Goodwood Racecourse



Goodwood Revival 2022



West Wittering Beach



Chichester Marina



COMMUNICATION TRAVEL LINKS

Chichester mainline rail station links to London/Waterloo via Havant (95mins). The A3 (M) motorway is about 18 miles to the West, connecting to the M25 Junction 10 and to central London/Westminster (65miles) and airports at Heathrow (60miles) or alternatively Gatwick via A27/A24 (42miles). Southampton International airport (46miles) and Portsmouth (20miles), both cities have ferry services to the Isle of Wight, The Channel Isles and Europe. All distances are approximate and times may change.

SERVICES

Mains electricity, gas, water and drainage.

Council Tax Band: F Year 2023/24 £3,109.19

EPC: D

LOCAL AUTHORITY

Chichester District Council 01243 785166

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Viewing by Appointment

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