



# DALE HOUSE

West Broyle Drive, Chichester, West Sussex

Michael  
Cornish

PROPERTY SALES & ACQUISITIONS



## THE PROPERTY

6 Double Bedrooms  
6 Bathrooms (5 en-suites)  
Impressive reception hall  
Magnificent grand drawing room  
3 further Receptions  
New Luxury Kitchen/Breakfast/  
Dining room with large atrium  
Utility Room, Cloakroom/WC  
Plenty of natural light throughout  
In all approx. 5,370 sqft

## FEATURES

Luxury Kitchen including 2 double ovens and 2 warming ovens  
and separate Bar Unit with fridge, 2 dishwashers, Quooker Hot tap  
Media cinema room with 4K projector and  
Bowers and Wilkins all surround speakers  
Media device charging points throughout the house  
New large water main installed  
New plumbing and electric wiring  
New double glazed windows  
New maximum sized boiler  
High pressure water tank for excellent pressure  
All new wiring throughout with relevant certificates  
Underfloor heating throughout the ground floor  
and in the en-suite bathroom to the principal bedroom  
Games Room/Bedroom 6 sound insulated  
Habberley classic Victoria carpets

## OUTSIDE

Detached substantial 4 bay garaging  
with staircase to large storage/Home Office  
In all approx. 1,580 sqft  
with mains electricity, water and drainage connected  
potential for annexe subject to planning consent  
Electric entrance gates  
Clay block paving  
Electric double bay garage door  
Hot and cold outside taps  
Extensive parking area for numerous vehicles  
Log cabin and Gazebo  
Beautifully manicured landscaped gardens and grounds  
South and West aspects  
**In all, set in about 0.34 acres**

# DALE HOUSE

West Broyle Drive, Chichester, West Sussex, PO19 3PP

A substantial individually designed detached house of traditional charm with outstanding contemporary features, 6 double bedrooms, 6 bathrooms (5 en-suites), 4 receptions, a stunning kitchen/breakfast/dining room, in all approx. 5,370 sqft, with a beautifully landscaped west facing rear garden and 4 bay garage with storage/home office above, in all approx. 1,580 sqft, set in grounds of about 0.34 acres, well situated to the north west of the city centre.



Wonderful countryside nearby



## THE PROPERTY

An exceptionally rare opportunity to acquire a unique individually designed substantial quality detached house, combining traditional character with outstanding contemporary features, beautifully presented and superbly appointed, having recently been extended and undergone a comprehensive program of renovation throughout. This remarkable double fronted detached house has an impressive reception hall open plan to the TV and play room featuring a central chimney breast with two-way large wood burning stove. A further attractive feature is the bespoke interior cross bar black steel framed full height window and door leading into the remarkable media room with dome curved ceiling with colour changeable star lights and 4K projector with Bowers and Wilkins all surround speakers.

From the hall a door leads into the triple aspect grand drawing room with fireplace and bi-fold doors opening out onto the patio and rear garden and from the drawing room bespoke interior cross bar black steel framed full height window and doors lead into the stunning new kitchen/breakfast room, which has a comprehensive range of wall and base units with worktops and a central island with breakfast bar with built in fridge, with quality appliances including two double ovens, two warming ovens, two dishwashers and sink with Quooker hot water tap. A door leads into the utility room with door to side entrance. The kitchen is open plan to the superb double aspect dining room with three sets of patio doors opening out to the rear garden and an impressive large atrium sky light. From the kitchen/dining room, three sets of patio doors and from the drawing room, bi-fold doors open out onto the extensive paved slab patio area which leads out to the neat level lawn and formal rear garden, which is a "sun trap" during the afternoon and has a delightful raised Gazebo with a wonderful south and west aspect. There are two cloak room/wc's, one with a shower.



From the reception hall a staircase rises to the spacious galleried landing with doors leading to the impressive large principal bedroom with walk-in dressing room wardrobe and a door to the large en-suite luxury bathroom with bath and shower. From the landing there is a family bathroom, a useful storage/linen cupboard and doors lead to a further three double bedrooms all which have en-suite bathrooms. From the landing stairs rise to second floor landing with a skylight atrium and further large bathroom and a door leads into the bedroom 5 and another door leads into the spectacular Games Room/Bedroom 6 with an outstanding skylight atrium. The entire accommodation has plenty of natural light and a lovely atmosphere throughout.

















**CHICHESTER** This ancient city is steeped in history, including remains of 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 beautiful ancient Chichester Cathedral founded during 1075. The elaborate octagonal Market Cross stands today at the centre and is understood to date from 1501. The City has a number of beautifully kept parks and 'The Ship Canal' from the city Basin is navigable by canoe and rowing boats and there are walks along the canal leading to Birdham and Chichester Marinas. In the city there is a Nuffield Hospital and the NHS St Richard's Hospital. 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: Pallant House Gallery and Chichester Festival Theatre. There are a number of schools accessible from Chichester including: University of Chichester, Portsmouth Grammar, Bishop Luffa, The Prebendal School, Oakwood, Slindon College, Great Ballard, Dorset House School, Seaford College and Westbourne House.







**Storage / Home office:** approx 73.1 sq m / 787 sq ft (Light & Power, Water and Drainage are connected to this building)

## GARDENS & GROUNDS

Dale House is approached from a leafy tree lined road, leading to remote control electrically operated timber gates opening into an extensive brick paved driveway. There is plenty of parking space for at least nine vehicles and a good turning area in front of the four bay detached garage, with double bay and electric up and over door, and two bays one with an EV charging unit for an electric car. From the fourth bay a staircase rises to the large store/home office, with a vaulted beamed ceiling and four large Velux style windows and mains electricity, water and drainage connected, which may have further potential to convert into annexe accommodation, subject to planning consent. There are separate side entrances both sides of the house and there is a detached timber cabin situated in the rear garden. The landscaped rear garden is extremely private and has well kept hedges and trees providing an excellent degree of privacy with south and west aspects.

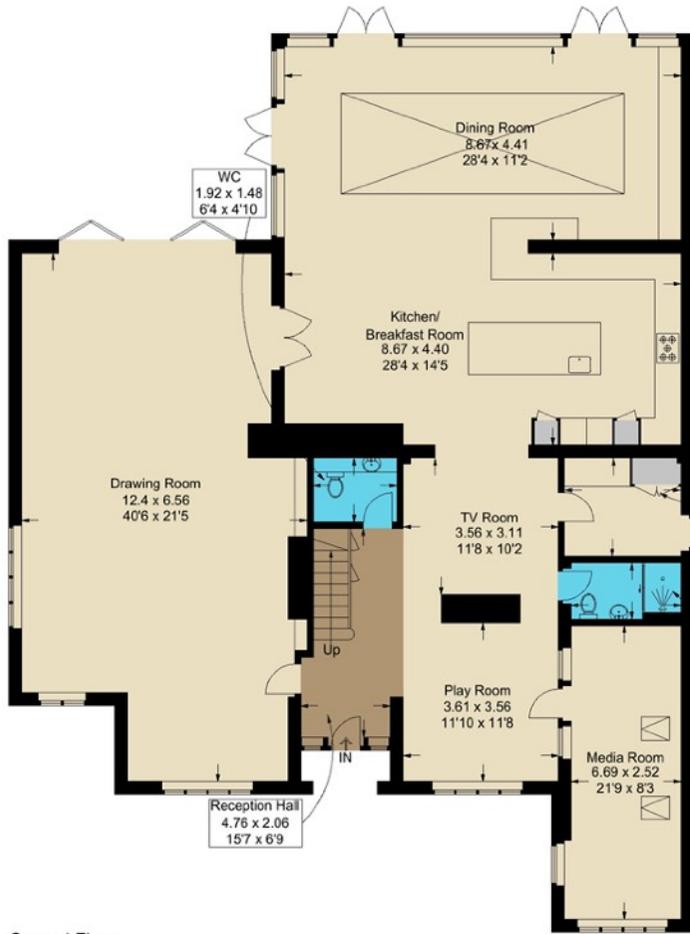
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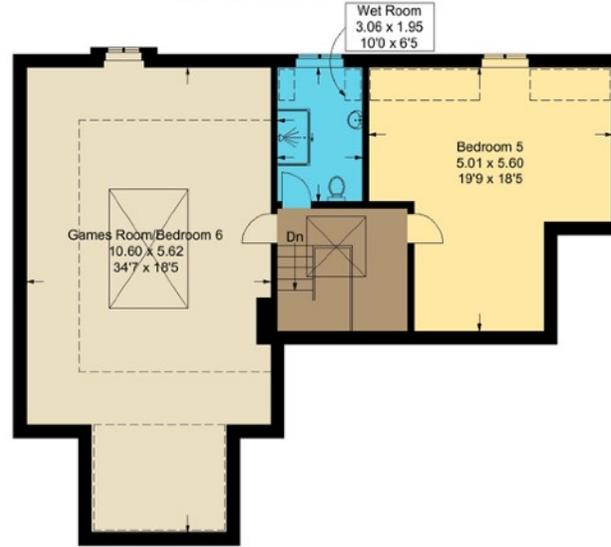


# Dale House, West Broyle Drive, Chichester

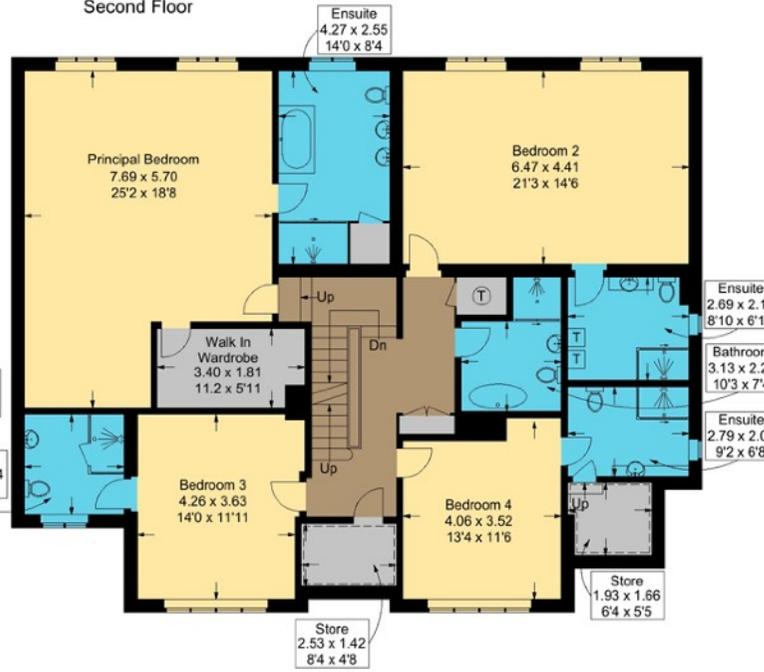
Approximate Gross Internal Area = 499 sq m / 5371 sq ft  
 Storage/Home Office = 73.1 sq m / 787 sq ft  
 Garage/Car Ports = 73.9 sq m / 795 sq ft  
 Total = 646 sq m / 6953 sq ft



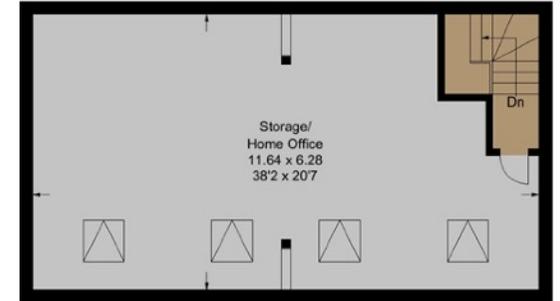
Ground Floor



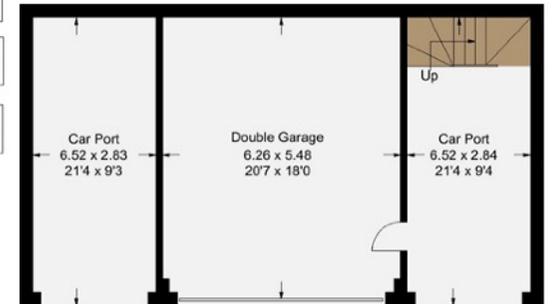
Second Floor



First Floor



First Floor



Ground Floor

= Reduced headroom below 1.5m / 5'0"

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



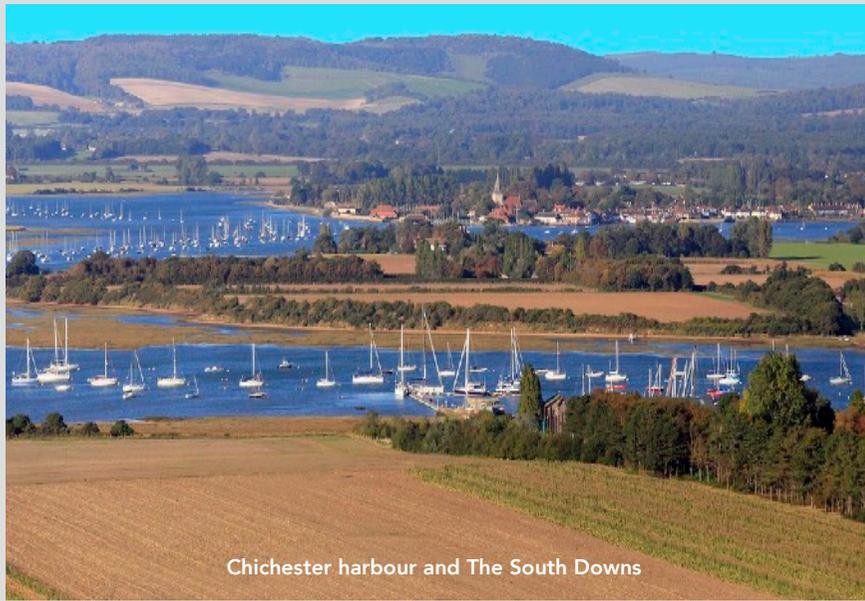
Goodwood Revival



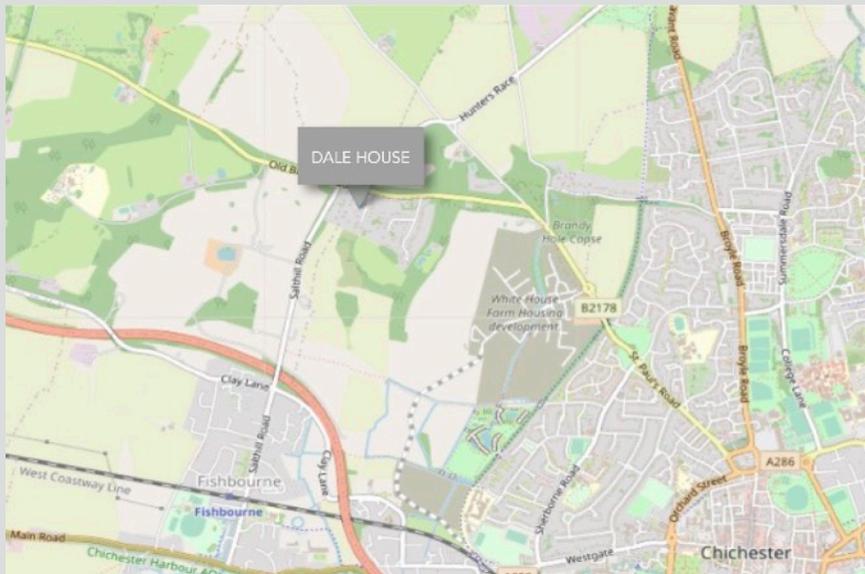
Chichester Marina



West Wittering Beach



Chichester harbour and The South Downs



### 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 (76miles) and airports at Heathrow (72miles) or alternatively Gatwick via A27/A24 (48miles). Southampton International airport (38miles) and Portsmouth (20miles), both cities have ferry services to the Isle of Wight, The Channel Isles and Europe. Distances are approximate and times may change.

**SERVICES:** Mains electricity, gas, water and drainage.

**Council Tax Band:** Understood will be **G** Year 2023/24 £3,530.68

The Purchaser or their legal adviser should verify with Local Authority

**EPC Rating:** **C**

**LOCAL AUTHORITY:** Chichester Council 01243 785166

### COASTAL & COUNTRY PURSUITS

Chichester is renowned for its sailing amenities, country pursuits and attractions: the Goodwood Festival of Speed, 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 and Chichester has about 17 miles of harbour channels with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina) and in all 14 sailing clubs locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College & Gardens, Arundel Castle, Fishbourne Roman Palace, Stansted Park, Petworth House, and Goodwood House.

**Brochure:** January 2024

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### Viewing by Appointment

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