



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, located in a private road. 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.





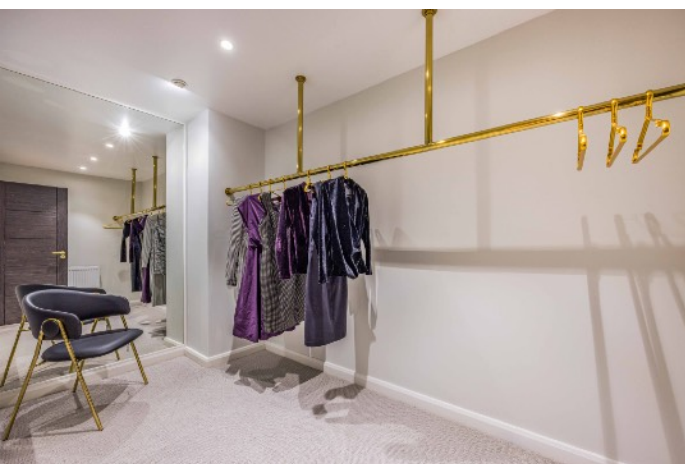






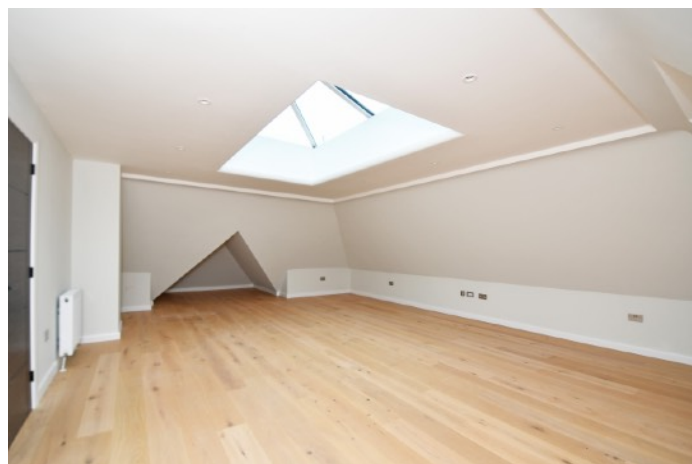






CHICHESTER This ancient city is steeped in history, including remains of the tall defence walls, which provide a walk through the city. Much of the city shopping centre is accessed through level pedestrianised areas leading to the beautiful ancient Chichester Cathedral founded during 1075. The elaborate 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.

In all, set in about 0.34 acres





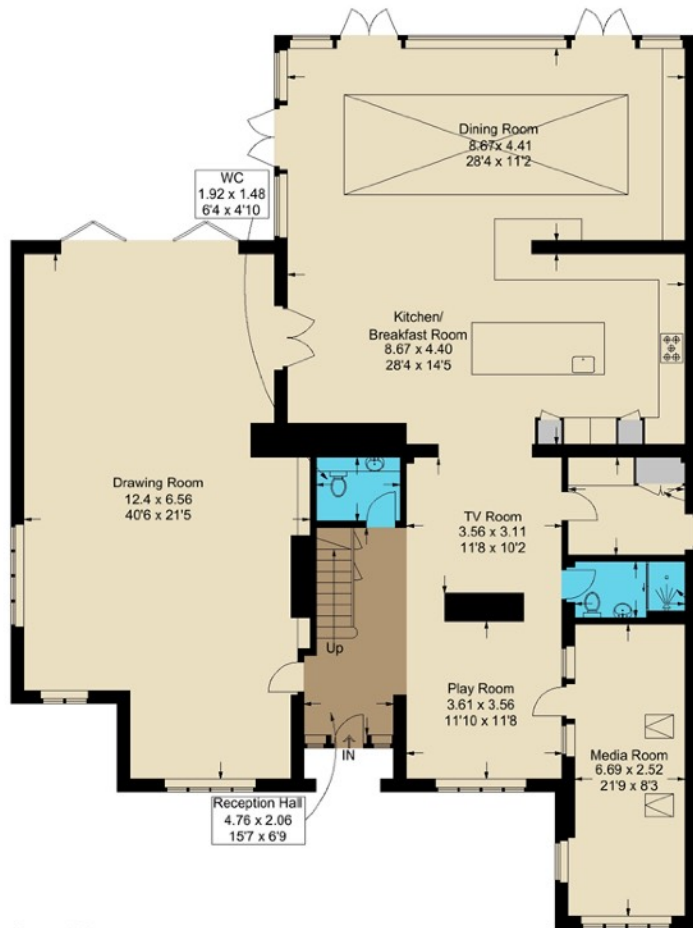
Dale House, West Broyle Drive, Chichester

Approximate Gross Internal Area = 499 sq m / 5371 sq ft

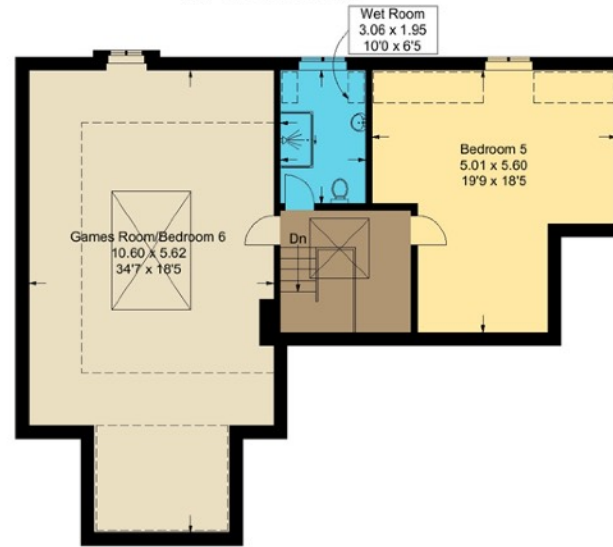
Storage/Home Office = 73.1 sq m / 787 sq ft

Garage/Car Ports = 73.9 sq m / 795 sq ft

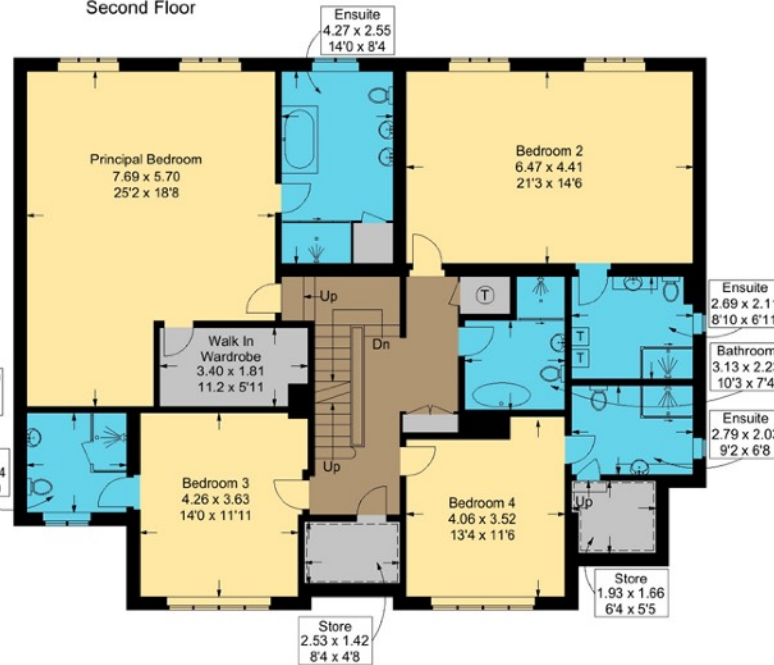
Total = 646 sq m / 6953 sq ft



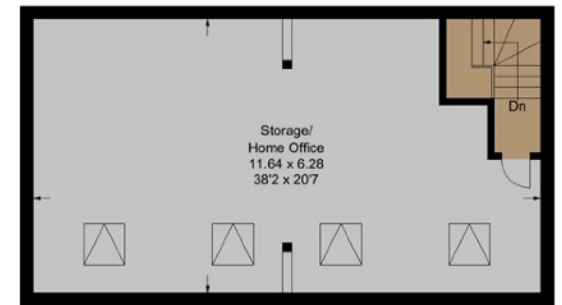
Ground Floor



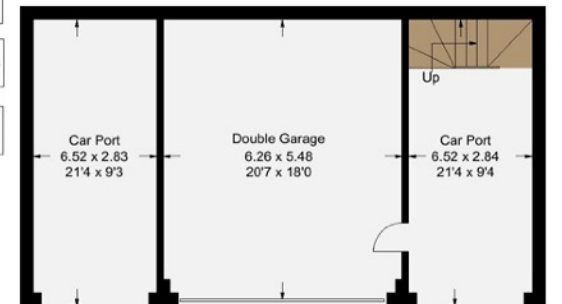
Second Floor



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.

Outbuildings



Goodwood Racecourse



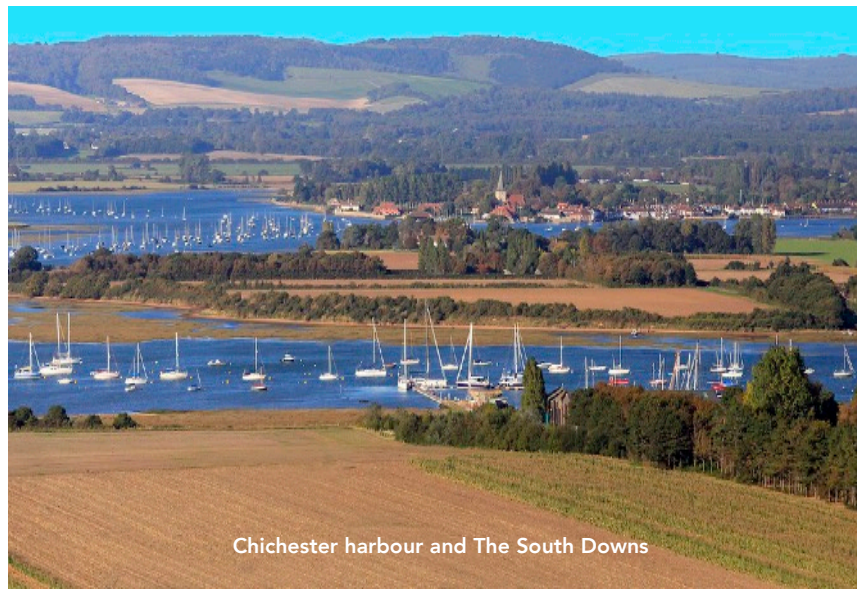
Goodwood Revival



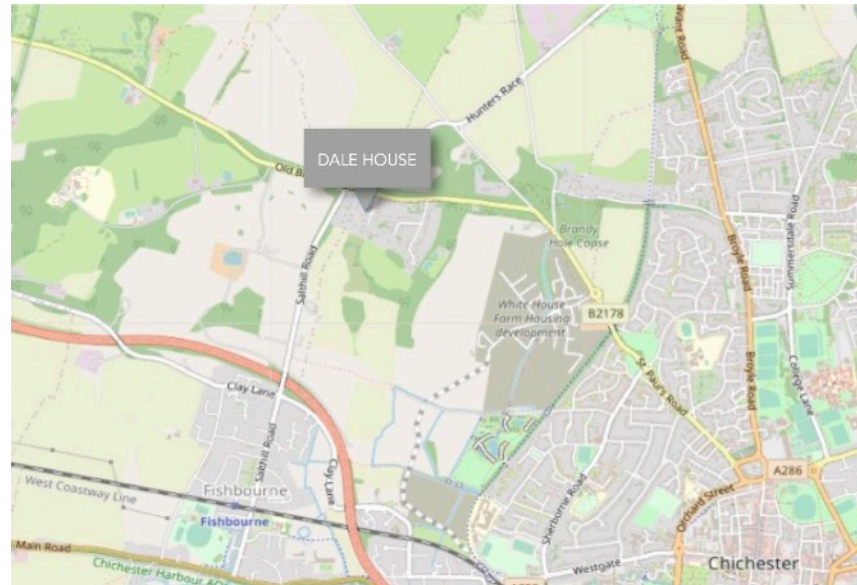
Chichester Marina



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 private 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: July 2024

Reproduction only allowed with Authors consent

Viewing by Appointment

Michael Cornish - Chichester

M: 07917 428464

W: 01243 790656

property@michaelcornish.co.uk

www.michaelcornish.co.uk

DISCLAIMER NOTICE: MICHAEL CORNISH LIMITED and any member of the company and for the vendor/landlord of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of MICHAEL CORNISH LIMITED or the vendor/landlord, (iii) the statements contained within these particulars should not to be relied upon as a statement of fact or representation (iv) any interested purchaser/tenant must satisfy themselves by inspection, professional survey or otherwise as to the correctness of each of the statements or plans and elevations illustrated that could be subject to local authority planning permission, contained within these particulars, (v) the vendor/landlord does not make or give either MICHAEL CORNISH LIMITED or any person in their employment any authority or give representation or warranty whatsoever in relation to this property. (vi) The appliances, equipment, fittings or services have not been tested and cannot be verified as to whether they are in working order. (vii) Photographs, maps, all plans and dimensions are approximate in these particulars and shown for illustration purposes and as a guide only and should be checked for accuracy by the buyer or the buyers surveyor or representatives. (viii) These particulars do not refer to any restrictive covenants or rights of way, wayleaves or easements on the land of the property and the buyer or their professional representatives should check the title register before purchasing the property. (ix) These particulars do not refer to or give warranty to the structural condition of the property and the buyer should take advice from their own structural surveyor before purchasing this property. Registered Office: Wellesley House, 204 London Road, Waterlooville, Hants PO7 7AN Registered in England & Wales: MICHAEL CORNISH LIMITED Company No. 11293959

**Michael
Cornish**

PROPERTY SALES & ACQUISITIONS



Michael
Cornish

PROPERTY SALES & ACQUISITIONS