



# Inglecroft

Chichester Road, West Wittering, Chichester, West Sussex PO20 8QA

**Michael  
Cornish**

PROPERTY SALES & ACQUISITIONS





Sailing at Itchenor



Wonderful sailing at Itchenor



Wonderful beach at West Wittering

# Inglecroft

West Wittering, nr Itchenor, West Sussex

A stunning individually designed detached house of immense charm and character with superb contemporary features and substantial accommodation including 5 double bedrooms and 4 bathrooms, set in outstanding gardens and grounds of about 0.63 acres, within easy reach of the sailing club at Itchenor and the wonderful sandy beach at West Wittering

## THE PROPERTY

- 5 Double Bedrooms
- 4 bathrooms (3 en-suite)
- Galleried landing
- Impressive Reception Hall, Cloakroom/WC, Study
- Large Pantry and separate Utility room
- Stunning Kitchen/Breakfast/Family room
- Open plan Dining room with wood burning stove
- Sitting Room with wood burning stove

## FEATURES

- Underfloor heating to the ground floor areas
- Rooftop discrete Solar PV panels

## OUTSIDE

- Extensive parking area for numerous vehicles and large triple bay Garage and Workshop with external staircase to Home office/Games room and Cloakroom/wc
- Second gated driveway with extensive parking area ideal for boats with past planning consent for Workshop/Garage
- Beautifully landscaped gardens and grounds

**Set in about 0.63 acres**

**Easy reach of West Wittering sandy beach and Itchenor sailing club**

## THE PROPERTY

Inglecroft is a stunning and beautifully designed detached house, extended and refurbished in recent years, retaining much of the original character and enhanced with superb contemporary features. The substantial and versatile accommodation is tastefully presented and the house is set well within its tranquil gardens and grounds set back on a wide frontage, with a detached triple open bay garage and workshop, above which there is a large home office/games room and cloak room/wc. Upon entering the house, there is an entrance lobby with boot and coats area, leading to a large welcoming reception hall with a galleried landing. From the hall doors lead to a cloakroom/wc, a study and a sitting room, which has an inglenook style fireplace with a wood burning stove. From the hall a door opens into the stunning well equipped stylish kitchen, which has an excellent range of units with appliances and large central island/breakfast bar, open plan to a family room all of which overlooks the wonderful rear garden, and is open plan to the dining room featuring a large inglenook style fireplace with a wood burning stove. There is a large pantry and utility room and a door opens into the ground floor large 5th bedroom with ensuite shower room/wc and patio doors opening out to the rear garden and sun terrace. A staircase from the reception hall rises up to the spacious galleried landing, and doors lead to a further 4 bedrooms, two of which have ensuite bathrooms and there is a family bathroom.

**Within easy reach of Itchenor sailing club  
and West Wittering sandy beach**















### WEST WITTERING & ITCHENOR

West Wittering and Itchenor are highly regarded sailing villages. West Wittering highly regarded coastal village with a beautiful sandy beach stretching miles and there is a long established sailing club and there is a vibrant friendly community with a variety of local shops that provide for the majority of every day needs, nearby horse riding, stables and lovely surrounding open countryside. Further facilities include: public tennis courts, a popular pub/restaurant The Witterings, and a popular small cafe The Landing. St Peter and St Paul's Parish Church is located in the heart of the village and there is Primary School. There is large cafe/restaurant close to the beachfront. The nearby village of East Wittering is about 2 miles and has a modern Medical Centre and a Dental Surgery and excellent shopping centre, which has a wide variety of independent shops, a choice of cafes and restaurants and larger stores including the Co-op and Tesco supermarkets. Nearby Itchenor village has a highly regarded and long established sailing club and two pub/restaurants nearby at The Lamb and The Ship Inn near the harbour and Itchenor sailing club. Much of the surrounding countryside is a designated Area of Outstanding Natural Beauty.

### CHICHESTER

Inglecroft is located about 6 miles south of the historic city of Chichester, which was founded by the Romans during the first century AD and has a fascinating history with remains from the Roman Conquest, including the tall defence walls, which provide a walk round the city. Much of the city centre is accessed through level pedestrianised areas leading to the ancient Chichester Cathedral founded during 1075. The elaborate octagonal Market Cross stands at the centre of city and is understood to date from 1501. Many of the buildings in the city centre date from the Georgian and Victorian eras. There are 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. In the city there is a Nuffield Hospital (private patients) and NHS St Richard's Hospital. Further amenities include: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, Chichester Racquets tennis/squash club and Chichester rugby 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: Chichester University, The Portsmouth Grammar, Bishop Luffa, The Prebendal school, Oakwood, Slindon College, Great Ballard, Dorset House, Seaford College and Westbourne House.

## GARDENS & GROUNDS

Inglecroft is approached through a gated entrance leading into an extensive driveway with plenty of turnround area and space for a dozen or so vehicles, a small boat and dinghies. It is understood there is electricity laid on upto the gates ready for remote control access. The detached open triple bay Garage and large Workshop has an external staircase leading up to a "sun deck" and a door leads into the large home office/games room. The property is set well back within its grounds, with a large expanse of level lawns, beautifully landscaped providing an excellent degree of privacy. The garden is mostly flanked with manicured hedges, well stocked with flower beds and variety of specimen shrubs and trees. The delightful sheltered extensive "sun trap" patio area is accessed from three sets of patio doors from the house, creating a lovely "Mediterranean" atmosphere leading out to a side garden with an interesting water feature, a productive kitchen garden and a further large lawned area, all of which affords an excellent degree of privacy. There is a second entrance five bar timber gate leading into a further extensive parking area, providing useful space for small boats and dinghies and there is past planning consent for a Workshop/Garage approx. 18ft/5.48m x 16ft/4.87m see Chichester district council planning Ref:16/02322/DOM

**Wonderful landscaped private gardens and grounds  
in all about 0.63 acres**

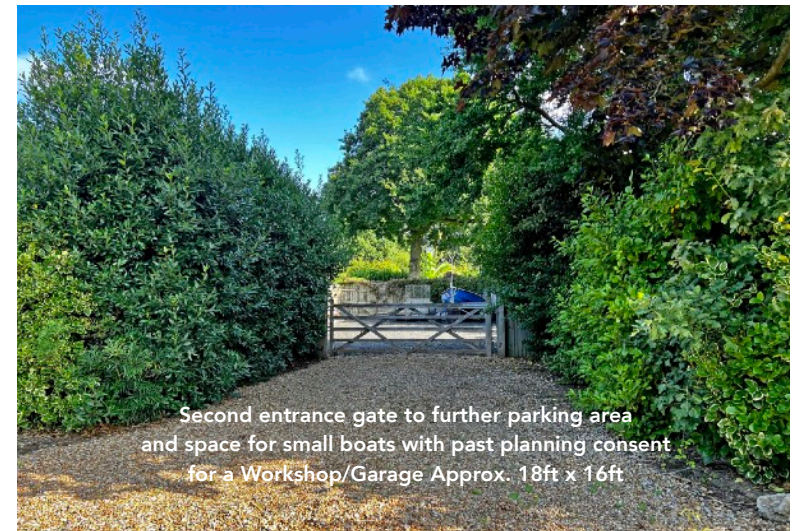








**COASTAL & COUNTRY PURSUITS** Chichester is renowned for its excellent sailing amenities, country pursuits and attractions including: the Goodwood Festival of Speed and Goodwood Revival motoring events, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. Golf clubs at Goodwood and Hunston 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.



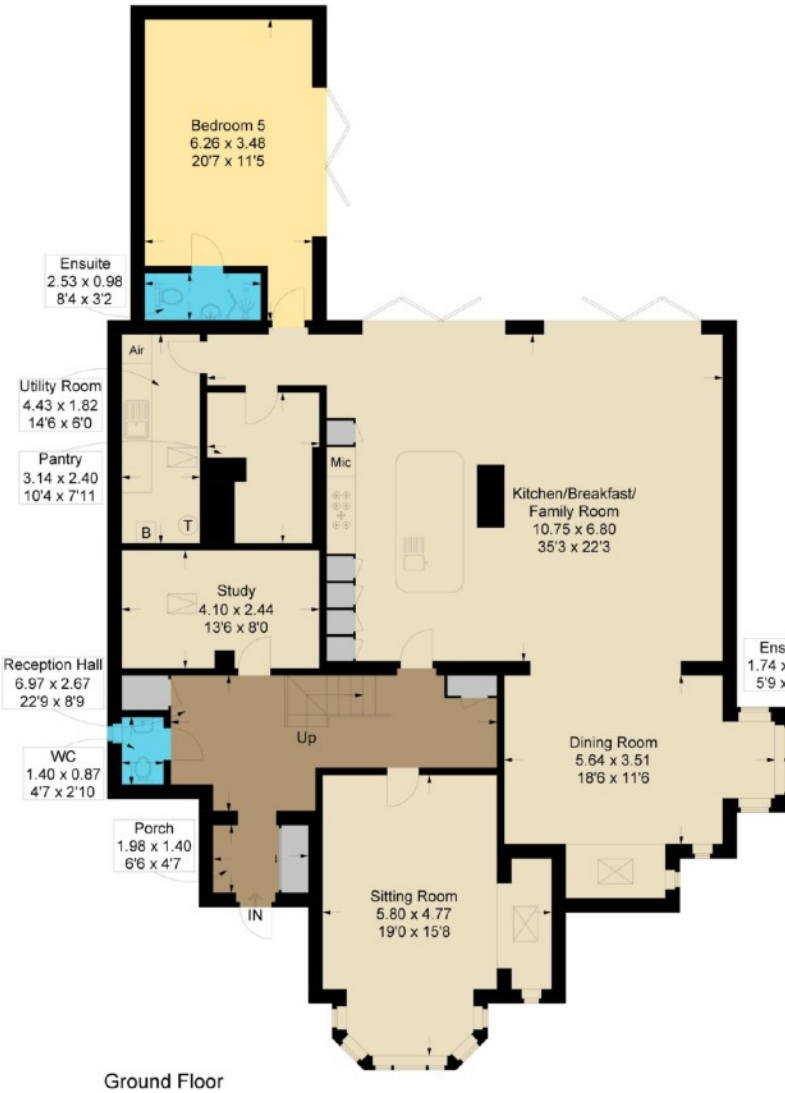
Second entrance gate to further parking area and space for small boats with past planning consent for a Workshop/Garage Approx. 18ft x 16ft

# Inglecroft, Chichester Road, West Wittering

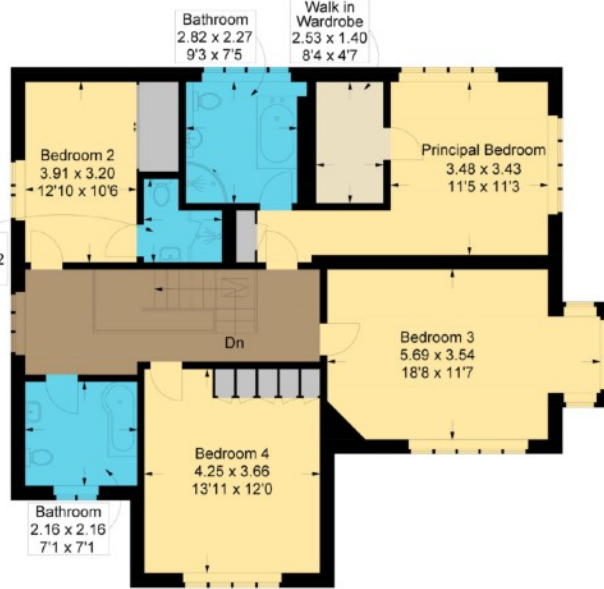
Approximate Gross Internal Area = 274.9 sq m / 2959 sq ft

Outbuildings = 112.7 sq m / 1213 sq ft

Total = 387.6 sq m / 4172 sq ft



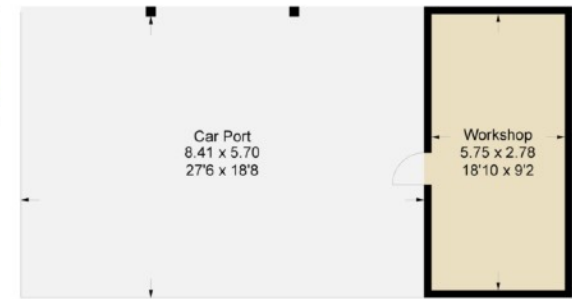
Ground Floor



Ground Floor



First Floor



Ground Floor

Outbuildings

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



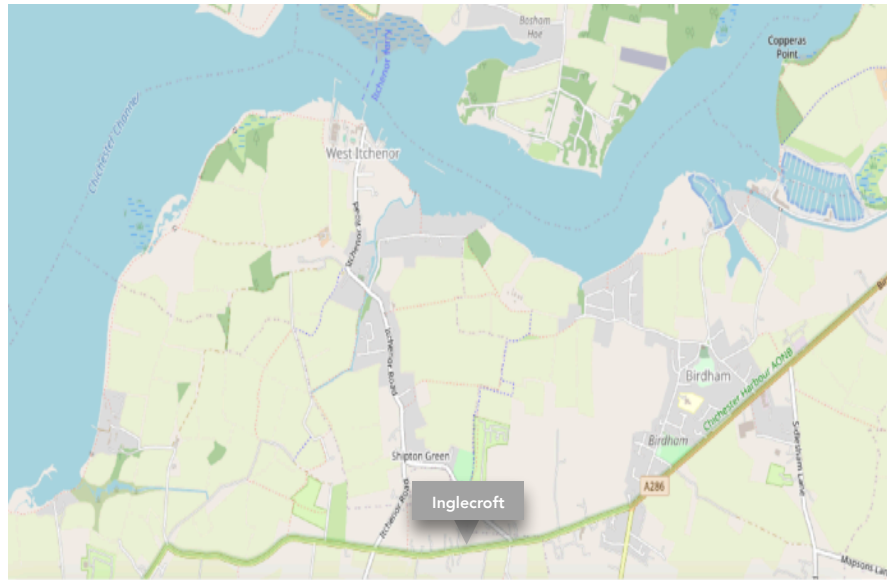
Goodwood Revival



West Wittering Beach



Chichester Marina



### CHICHESTER 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. Underfloor heating to the ground floor area.

**Council Tax Band:** G year 2023/24 £3,541.31

**EPC:** C

### LOCAL AUTHORITY

Chichester District Council 01243 785166

### Brochure: 2024

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### Viewing by Appointment

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