



Badger Barn

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Itchenor Raod, Itchenor Chichester, West Sussex PO20 7DH

Michael
Cornish

PROPERTY SALES & ACQUISITIONS





Sailing from Itchenor



Magnificent countryside and the harbour at Itchenor



Itchenor Sailing Club

Badger Barn

Itchenor, Chichester, West Sussex

A superbly presented and well appointed 4 bedroom detached barn conversion with light and airy accommodation and a delightful private south facing walled garden, located near open countryside in a highly desirable sailing village.

THE PROPERTY

- 4 bedrooms
- 2 Bathrooms (one en-suite)
- Mezzanine study/play area
- Sitting room with fireplace
- Kitchen/Dining room with triple aspect
- Entrance hall

OUTSIDE

- Corner plot with driveway leading to parking area for at least two vehicles and space for a small boat
- Delightful garden and grounds
- South facing aspect

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

THE PROPERTY

Badger Barn is a superbly presented and charming brick and flint detached cottage, which has been converted and extended over the years and is particularly well appointed throughout. A notable feature of the property is the triple aspect kitchen/dining room with a tall vaulted ceiling and bi-fold doors opening out onto the southerly aspect garden. There is a spacious sitting room which has a fireplace and a wood burning stove. From the entrance hall, doors lead to four bedrooms; the principal bedroom with en-suite bathroom. There is also a family bathroom. The fourth bedroom has a staircase leading up to mezzanine level, which could be used as a study or play area and there is access to loft storage. The property has a lovely comfortable atmosphere and plenty of natural light from a number of attractive conservation light windows.

GARDENS & GROUNDS

Badger Barn is approached from a leafy road just under a mile from the popular Itchenor sailing club and the property has a driveway with parking space for at least two vehicles and a small boat or dinghy. The rear south facing garden is laid mainly to lawn and enclosed with delightful flint walls providing an excellent degree of privacy and there is a variety of shrubs and trees and gravelled area ideal for an al fresco dining. To the rear is an area of hard-standing, ideal for a garden store.

There are lovely walks along footpaths across nearby farmland which is a designated Area of Outstanding Natural Beauty.







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.

Further amenities include: The Nuffield Hospital (private patients) and NHS St Richard's Hospital in the city, 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.

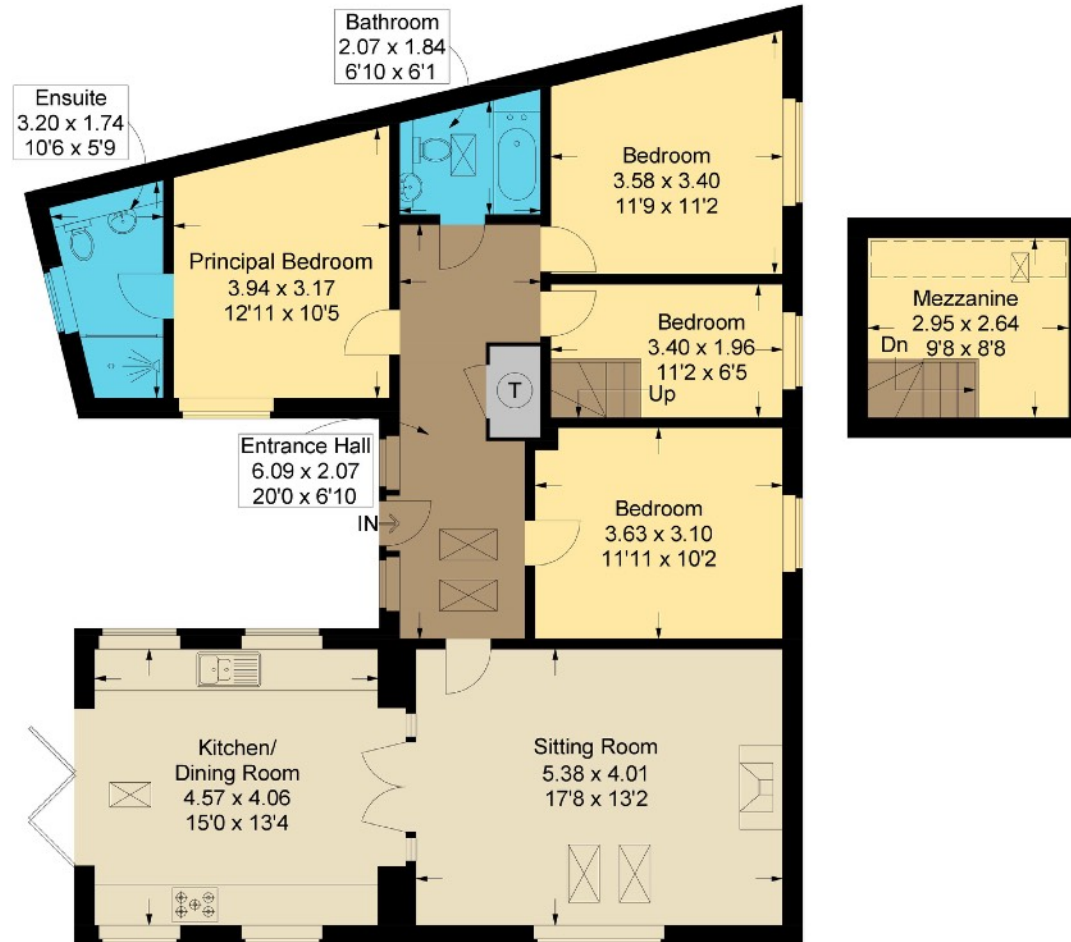
Badger Barn, Itchenor Road, Itchenor, PO20 7DH

Approximate Gross Internal Area = 113.4 sq m / 1221 sq ft

(Excluding Reduced Headroom / Eaves)

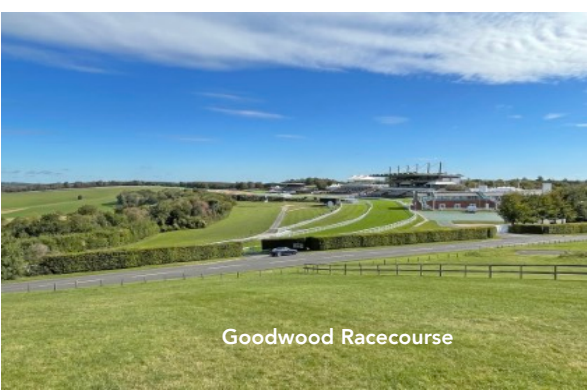
Reduced Headroom = 1.5 sq m / 16 sq ft

Total = 114.9 sq m / 1237 sq ft



 = 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 2022



West Wittering Beach



Chichester Marina



Badger Barn

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 2024/25 £3,253.94

EPC Rating: D

LOCAL AUTHORITY: Chichester District Council 01243 785166



Brochure: 2024

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Viewing by Appointment

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Wonderful sailing from Itchenor

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