



# Moorings

Shipton Green Lane, Itchenor, Chichester, West Sussex PO20 7BZ

Michael  
Cornish

PROPERTY SALES & ACQUISITIONS



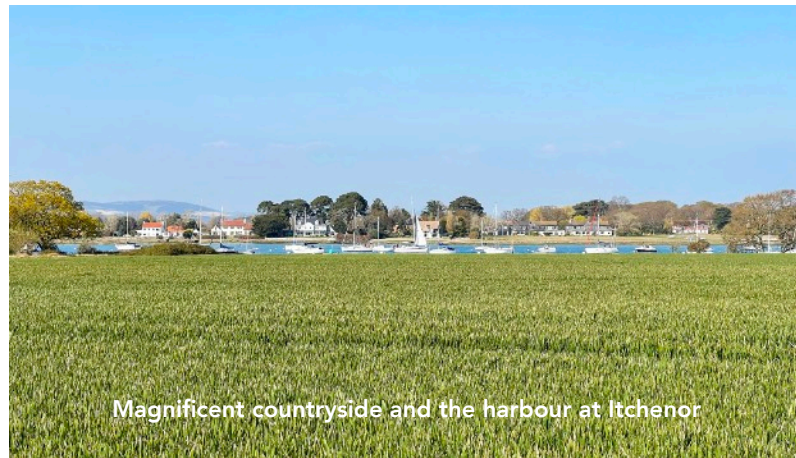


Moorings





Sailing from Itchenor



Magnificent countryside and the harbour at Itchenor



Itchenor Sailing Club

# Moorings

Itchenor, Chichester, West Sussex

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An absolutely stunning contemporary designed detached home providing luxury lateral living, featuring beamed vaulted ceilings and an exquisite sense of space full of natural light, set in beautifully landscaped private gardens and grounds located in a highly desirable sailing village.

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## THE PROPERTY

- 3 double bedrooms
  - 2 Bathrooms (one en-suite)
  - Mezzanine study/play area
  - Large entrance hall, Utility room
  - Kitchen/Sitting room with double aspect and vaulted beamed ceiling and fireplace
  - Snug/TV room with delightful west aspect
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## OUTSIDE

- Parking area for at least four vehicles and space for dinghies or a small boat
  - Delightful private garden and grounds
  - South & the West facing aspects
- 

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





CGi image: Stunning Sitting room with south and west aspects



# MOORINGS

## FEATURES

Cladding - Canadian Douglas Fir, factory coated with Sioux light grey

Roof - Natural slate

Flooring - Ted Todd extra wide engineered oak 220mm

Carpets - Herringbone natural wool carpet

Windows and sliding doors - Aluminium tilt and turn windows - Doors slide in either direction - Made by Cortizo

Front Door - Bespoke hardwood timber door by - Dale windows and Doors

Kitchen - Sylvarna

Tap - Brass Quooker cube - includes boil tap, ice cold and fizzy water

Hob - Bora down draft induction hob

Worktop - Silestone

Ovens - Siemens Wi-Fi ovens - including top microwave oven

Fridge and Dishwasher concealed

Heating - Wet system under flooring heating throughout ground floor

Boiler - Worcester Bosch gas fired- all brand new and guaranteed

Electrics - complete rewire and fittings throughout

Water softener installed to shower and bath

Bathroom fittings - Crosswater brass and brushed stainless steel

Decking - Balau hardwood decking

Paving - Porcelain

Stove - Parkway 6 newly installed log burner

**Lovely walks along footpaths across nearby farmland  
designated an 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.









## GARDENS & GROUNDS

Moorings is approached from a leafy road just over 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 garden is laid mainly to lawn and enclosed with excellent degree of privacy and there is a variety of shrubs and trees and patio ideal for an al fresco dining. The property has an extensive decking area affording an excellent degree of privacy, enjoying a leafy outlook with delightful south and west aspects.

**In all set in about 0.155 acres**



## CHICHESTER

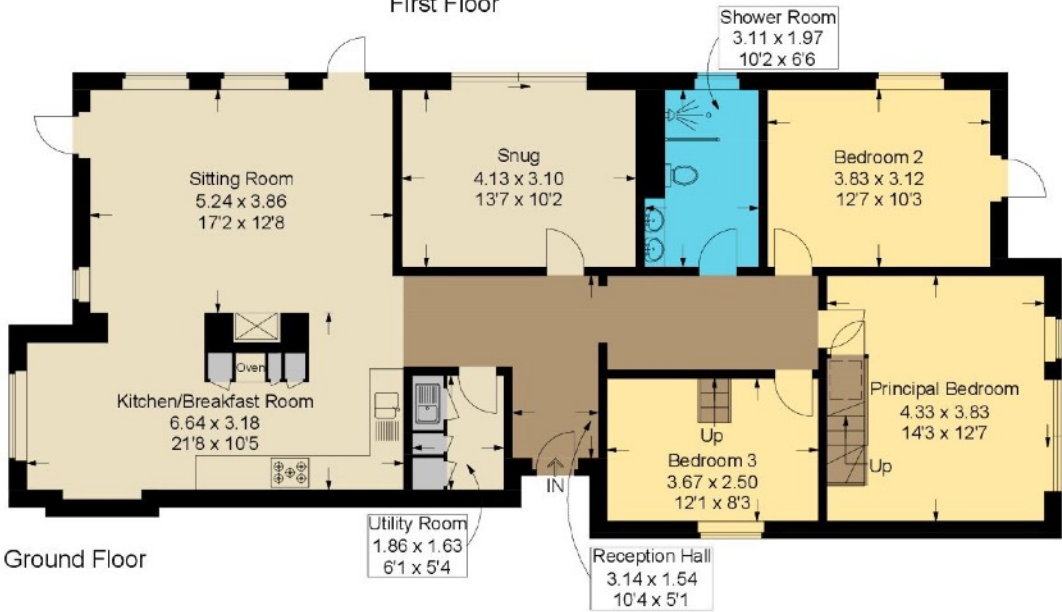
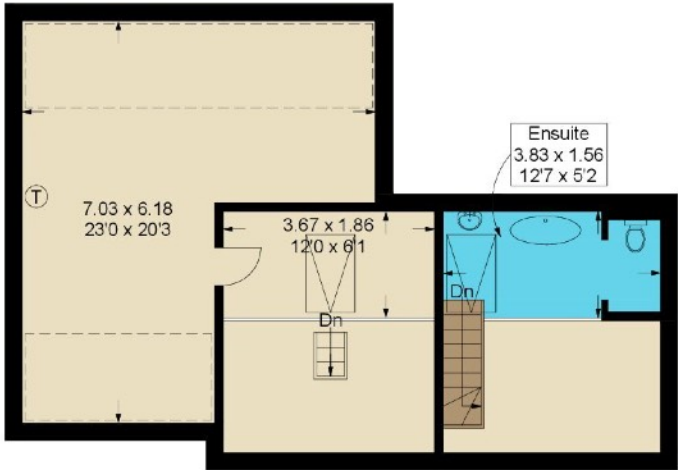
Chichester city centre is situated about 6 miles to the north and was founded by the Romans during the first century AD and the surrounding areas are steeped in history, with a number of archaeological remains from the Roman Conquest including the tall defence walls, which provide a walk through the 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.



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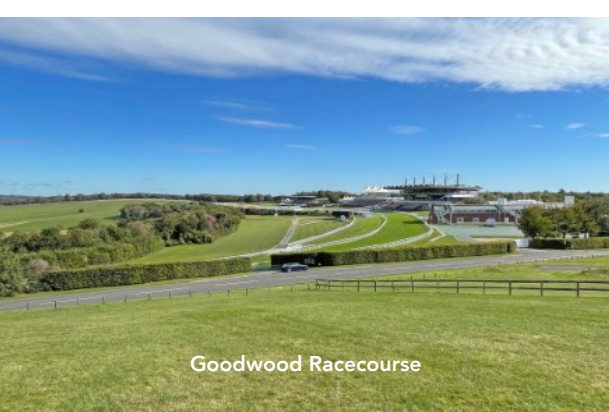
Approximate Gross Internal Area = 173.5 sq m / 1868 sq ft  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom = 13.8 sq m / 148 sq ft  
 Total = 187.3 sq m / 2016 sq ft



= 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



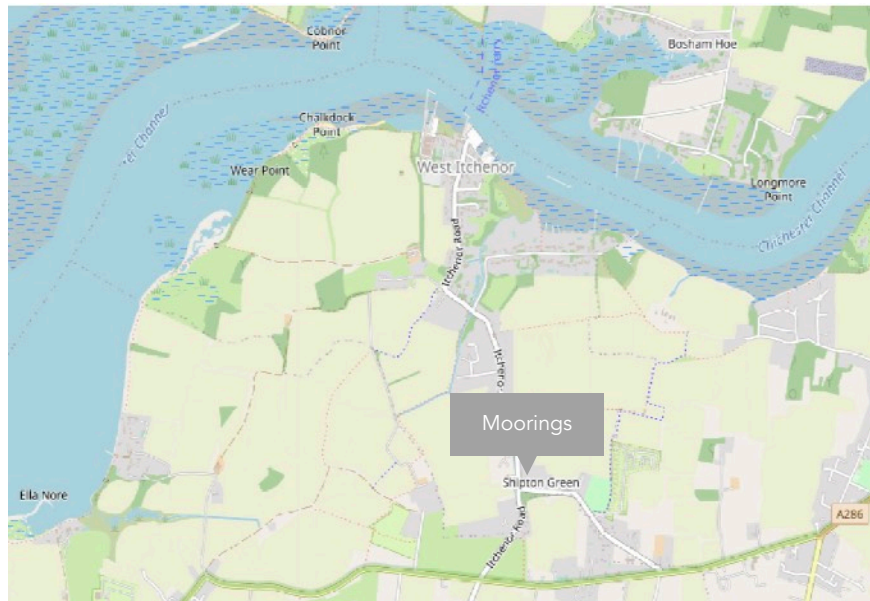
Goodwood Revival 2022



West Wittering Beach



Chichester Marina



### COMMUNICATION TRAVEL LINKS

Chichester mainline rail station fast links to London/Waterloo via Havant (95mins) and London/Victoria (96mins). 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), 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:** F Year 2024/25 £3,237.10

**EPC Rating:** C

**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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