



Donnington Manor

Donnington, Chichester, West Sussex

Michael
Cornish

PROPERTY SALES & ACQUISITIONS





Donnington Manor

Selsey Road, Donnington, Chichester, West Sussex PO20 7PL

A beautifully presented Grade II listed Georgian detached house of exceptional character and elegant proportions including: 8 double bedrooms, 6 receptions, 4 bathrooms with an attached annexe, set in stunning gardens and grounds with a westerly rear aspect and amazing countryside views, in all set in about 1.68 acres, within easy reach of the city centre and Chichester marina.

THE PROPERTY

8 Double Bedrooms
3 Bathrooms (1 en-suite)
Staircase to an exceptionally large Loft area
Reception Hall, Cloakroom/wc
6 Receptions
Kitchen/Breakfast room, Utility room
Large interconnecting Basement areas with wine racks

Attached **Annexe** comprising:
Sitting Room/Bedroom 8, Kitchen, Shower room/wc

OUTSIDE

Large driveway leading to an extensive parking area for more than a dozen vehicles
further area in the rear garden for dinghies and boats
Large Double width garage/Workshop
Beautiful well established gardens and grounds
Westerly rear aspect with lovely countryside views

In all, set in about 01.68 acres

Donnington Manor

Donnington Manor is a substantial grade II listed Georgian detached house set in superbly maintained gardens and grounds with far reaching views over open farmland to the rear with a westerly aspect. The substantial accommodation of the house features tall ceilings, wide sash windows and a number of rooms have fine attractive working fireplaces. The ground floor receptions are of elegant proportions and are ideal for entertaining. From the main hall, stairs lead down to the extensive basement rooms with racking for a substantial collection of wine. There is a cloakroom/wc and large laundry room. A notable feature of the house is the large double aspect kitchen/breakfast room, which leads into the impressive double height galleried studio/library, which is open plan to the large garden room. From the studio there is a stunning spiral staircase leading up to the galleried landing and a step up to the large triple aspect study with far reaching views across adjacent farmland and an outstanding view of Chichester cathedral and Goodwood beyond. From the landing a door leads into the double aspect principal bedroom through which a door opens onto the main landing of the house. From the ground floor reception hall a staircase leads up to the main landing with doors leading to four exceptional double bedrooms and two large bathrooms and a further staircase leads up to the second floor lands and two further double bedrooms, all of which have fantastic countryside views. Another staircase leads up to an exceptionally large boarded loft area with two dormer windows. On the ground floor of the house there is a door from the studio/library into the rear lobby connecting to the self contained annexe comprising; lobby, shower room/wc, sitting room/bedroom 8 with a vaulted ceiling, large kitchen with a vaulted ceiling and a door leading out to the south facing paved sun terrace. It is understood that the surrounding countryside and farmland is protected by covenants in favour of the National Trust that will preserve its rural integrity.





















DONNINGTON VILLAGE

This small village is listed in the Domesday Book of 1086. In heart of this small village St George's Church dates from the Saxon era, tucked away west of Chichester canal with its picturesque towpath, beginning about one and half miles to the north of the village at the basin in the city centre and from Donnington village, continues for about a mile to Chichester Yacht marina. About 6 miles to the south there are miles of wonderful award winning Blue Flag sandy beaches at West Wittering and a number of Sailing clubs.

CHICHESTER

The city of Chichester has a fascinating history with remains from the Roman Conquest, including the defence walls providing 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. 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. Attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. There are a number of schools locally and accessible via road and train link including: Chichester University, Chichester High School, Chichester Free School, Bishop Luffa, The Prebendal school, Oakwood, Portsmouth Grammar School, Slindon College, Great Ballard, Dorset House, Seaford College and Westbourne House.



GARDENS & GROUNDS

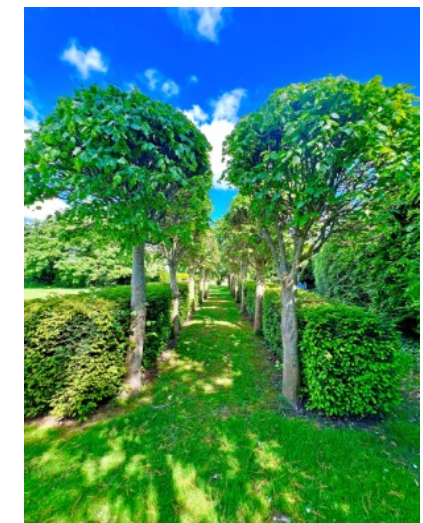
Donnington Manor is approached through a five bar timber gate, which leads into an extensive gravelled driveway providing parking for well over a dozen vehicles. There is a large garage/workshop with space to house several vehicles. A further five bar timber gate leads to additional parking area and patio area in front of the Annexe and a large enclosed level lawned area, beyond which there is a stunning expanse of neatly kept "park like" lawned gardens and grounds interspersed with a wide variety of well groomed mature hedges and trees, including several oak and sweet chestnut trees, and four specimen giant redwood trees (20 years established). Leading out from and to the rear of the house and annexe, there is a charming formal garden with several sun trap patio areas, flanked by an expanse of neatly kept lawned areas. There is an enclosed lower garden area. The main garden has far reaching views over farmland with a westerly rear aspect.

**Enchanting private gardens and grounds
In all, set in about 1.68 acres**







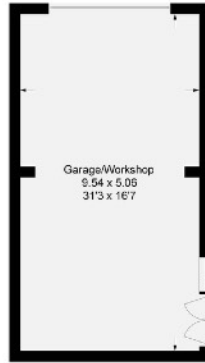


Donnington Manor, Donnington, Chichester, PO20 7PL

Approximate Gross Internal Area = 822.2 sq m / 8850 sq ft

Outbuilding = 49.1 sq m / 528 sq ft

Total = 871.3 sq m / 9378 sq ft



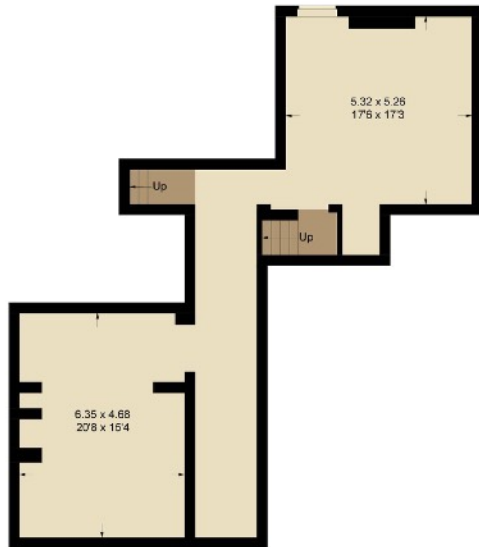
Outbuilding



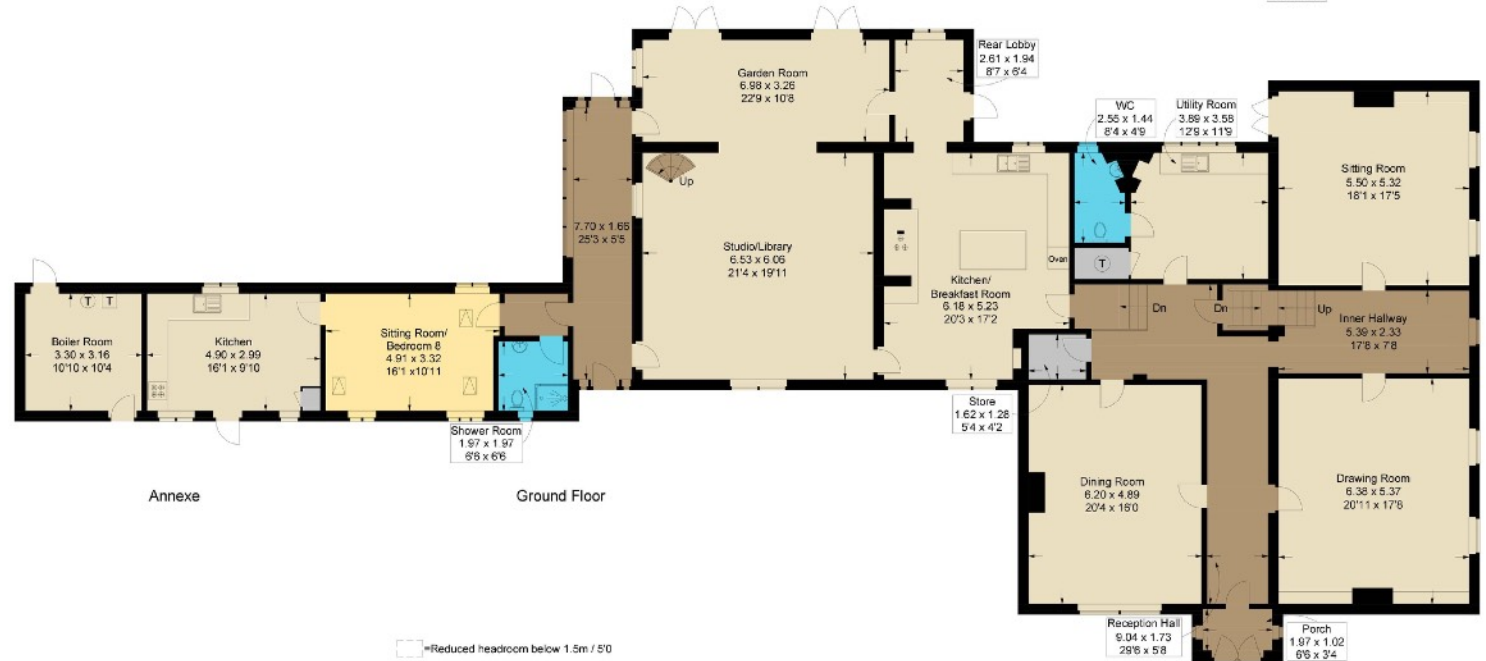
Second Floor



First Floor



Basement



Annexe

Ground Floor

IN

☐ = 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.



Chichester Marina



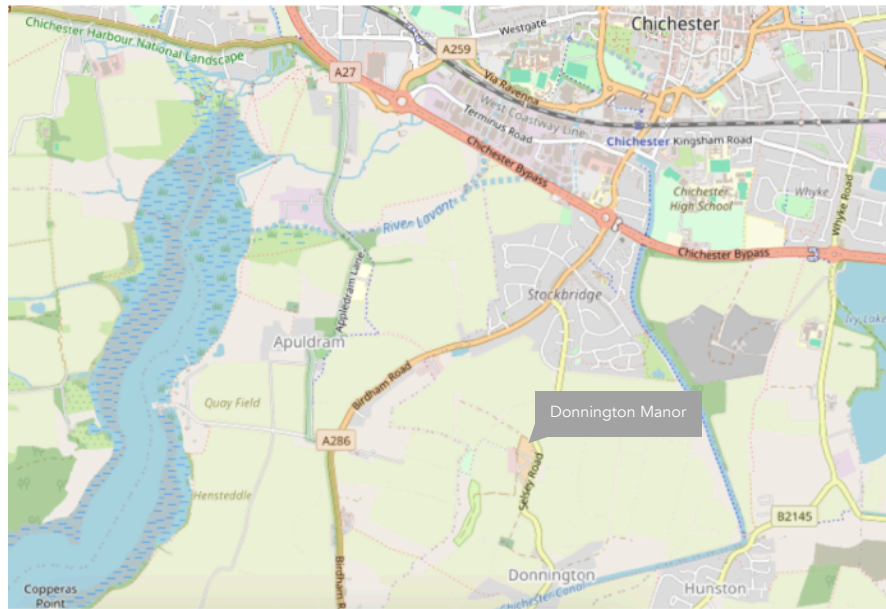
Goodwood Racecourse



Goodwood Revival



West Wittering



DONNINGTON MANOR

SERVICES: Mains electricity, water, oil fired heating, mains drainage.

Council Tax Band: H Year 2024/25 £4,364.26

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. The South Downs National Park provides miles of footpaths and bridleways. There are miles of sandy beaches at the Witterings. 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.

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) 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.

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Viewing by Appointment

Michael Cornish - Chichester

M: 07917 428464

W: 01243 790656

property@michaelcornish.co.uk

www.michaelcornish.co.uk

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