



Plovers nr Goodwood
East Lavant, Chichester, West Sussex

Michael
Cornish

PROPERTY SALES & ACQUISITIONS



THE PROPERTY

Porch, Reception Hall
Double aspect Kitchen/Dining room, Walk-in Larder
Large Utility/Laundry room, Study
Impressive Sitting room and Garden room
Library/Music room and Sun room
Shower room/Cloakroom, Snug leading to:

Self-contained Annexe:

Living room/Bedroom 4/en suite Shower room/open plan Kitchen
French doors to separate secluded terrace seating area
Door to separate Annexe Porch entrance

Principal en suite Bedroom with Dressing room.
Door leads to 26ft long Studio/Gym/Potential Bedroom
Further 2 double Bedrooms (1 en suite)
Galleried landing and separate w.c.

OUTSIDE

Wide frontage with extensive parking area for at least a dozen vehicles
Two Double Garages, Large Workshop/Double Garage, Carport
Summer house, extensive 'sun trap' paved terrace
Beautifully designed secluded rear garden and south aspect

In all, set in about 0.68 acres

Plovers

East Lavant, Chichester, West Sussex PO18 0AJ

A rare opportunity to acquire a substantial individually designed and superbly appointed detached house comprising: 4 double bedrooms, 4 receptions, 4 bathrooms, including an integral self contained annexe and extensive garaging, set in stunning gardens and grounds with a south aspect, in all about 0.68 acres, well located between East Lavant village and Goodwood.



The South Downs and breathtaking rolling countryside surrounding Goodwood emanate from the doorstep of Plovers

THE PROPERTY

Plovers is a superbly presented detached house with substantial and versatile accommodation and a bright and airy atmosphere throughout. A welcoming Reception Hall leads to the double aspect Dining room, open plan to the Kitchen, with a two-oven Aga and range of wall and base units with worktops. From here a door leads into the large Utility/Laundry room with wall and base units and a Range cooker and with a door to the side entrance area. A further door leads into the Study. From the Dining room, double doors lead into the Sitting room with fireplace and wood burner, and into the open plan Garden room. The reception rooms have delightful views of the beautifully kept gardens with a view across Goodwood estate farmland to the south. From the entrance hall there is door leading back into the Sitting room and another door into the Library/Music room with open plan Sun Room. A door leads into the Snug area with a door to the Shower room/Cloakroom and a door leading into the attached Annexe with Living room/Bedroom 4/open plan Kitchen/ and en suite Shower room. A further door provides independent access to the separate Annexe Porch entrance. From the Reception Hall a staircase rises to the bright galleried landing with doors leading to three double bedrooms including the large double aspect Principal Bedroom with wonderful far reaching countryside views to The Trundle Iron Age hill fort and Goodwood and this room also has a large Dressing room and en-suite Bathroom. The Dressing room has a door, which leads into the 26' long Studio/Gym/Potential Bedroom with windows and is located above the annexe.

**Set in delightful gardens and grounds
with a south facing rear aspect**







EAST LAVANT and GOODWOOD

East Lavant located approximately 3 miles from Chichester, is a highly regarded village listed in the Domesday book (1086) with much fascinating history. Its lovely Church of St. Mary, dating from the 12th century, is Grade 1 listed. It has a well-appointed and thriving village Memorial Hall situated in the South Downs National Park and overlooks one of the prettiest village greens in the county, with picturesque views of the Downs. As well as local village events, the Hall offers an ideal venue for private parties, wedding receptions, exhibition and craft fairs. Local sports teams, including the Lavant Cricket Club, make seasonal use of the village green. The Royal Oak in the village is a popular traditional inn with an award-winning restaurant.

Goodwood is a beautifully kept estate set in about 11,000 acres of magnificent Sussex countryside. Goodwood House, seat of the Duke of Richmond, contains many fine Collections and is available as a venue hire. For decades Goodwood has been internationally renowned for motoring events including the Goodwood Festival of Speed and the Goodwood Revival, while horse racing at Glorious Goodwood is second to none. The Kennels at Goodwood is a private members club with excellent facilities including a restaurant and two golf courses, one of which is a Championship course. The Goodwood Hotel has a private members Health Club, indoor swimming pool and restaurants. There are miles of public footpaths and bridleways to be explored, and a walk to the top of the Trundle Iron Age hill fort, which is seen from Plovers, rewards with amazing panoramic views.







CHICHESTER

East Lavant is about 3 miles north of the city of Chichester, which 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. 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

Plovers has a wide frontage approached through five-bar timber gates leading into an extensive driveway with parking for at least a dozen vehicles. A further five-bar gate leads to a large garage block and workshop facility with space to house at least 6 vehicles. Plovers is adjacent to acres of farmland to the south and to the north, and with views to the Trundle Iron Age hill fort and Goodwood racecourse stadium all set within the South Downs. To the rear of the house is an extensive paved raised terrace area accessed from several rooms. The south aspect garden is bordered by mature hedges, flower beds, and a variety of shrubs and trees.

**Gardens and grounds beautifully landscaped with a south aspect
In all set in about 0.68 acres**







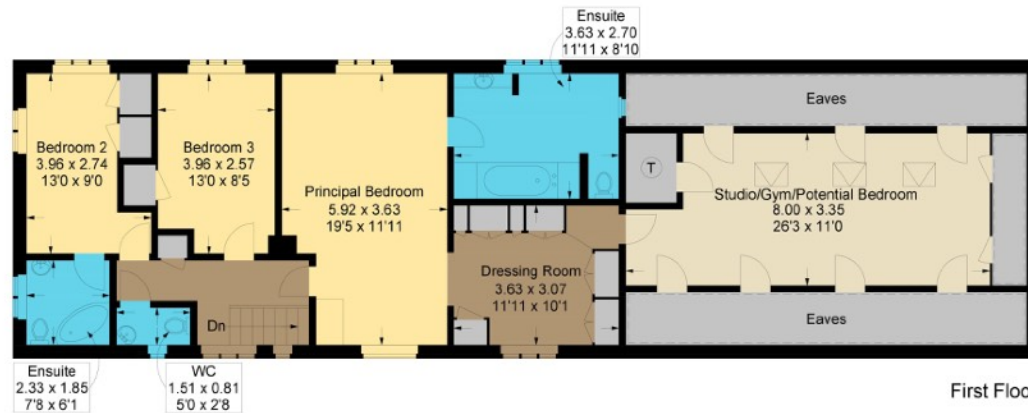
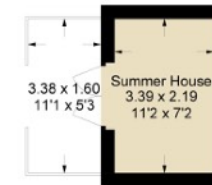


Plovers, East Lavant, Chichester PO18 0AJ

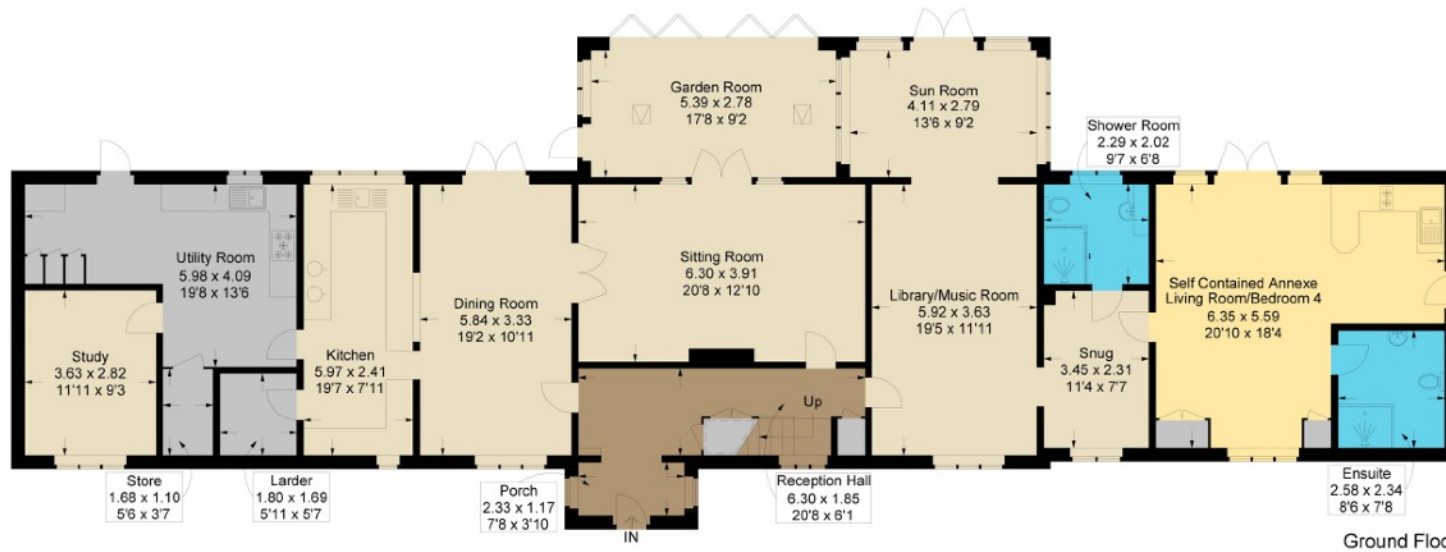
Approximate Gross Internal Area = 350.1 sq m / 3768 sq ft

Outbuildings = 126.2 sq m / 1359 sq ft

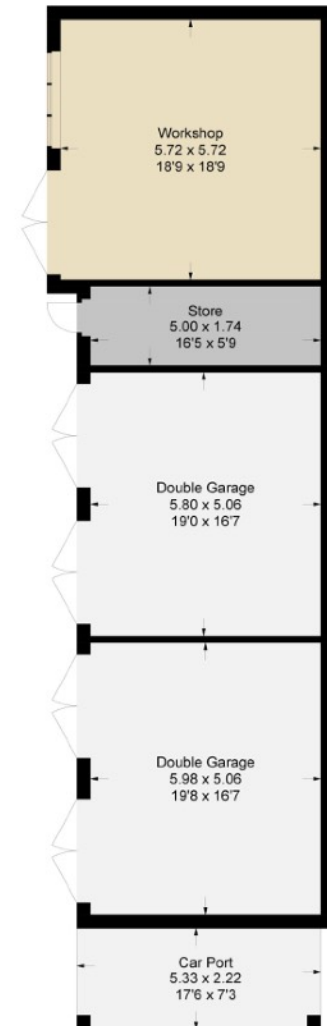
Total = 476.3 sq m / 5127 sq ft




First Floor



Ground Floor



Outbuildings

 = 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



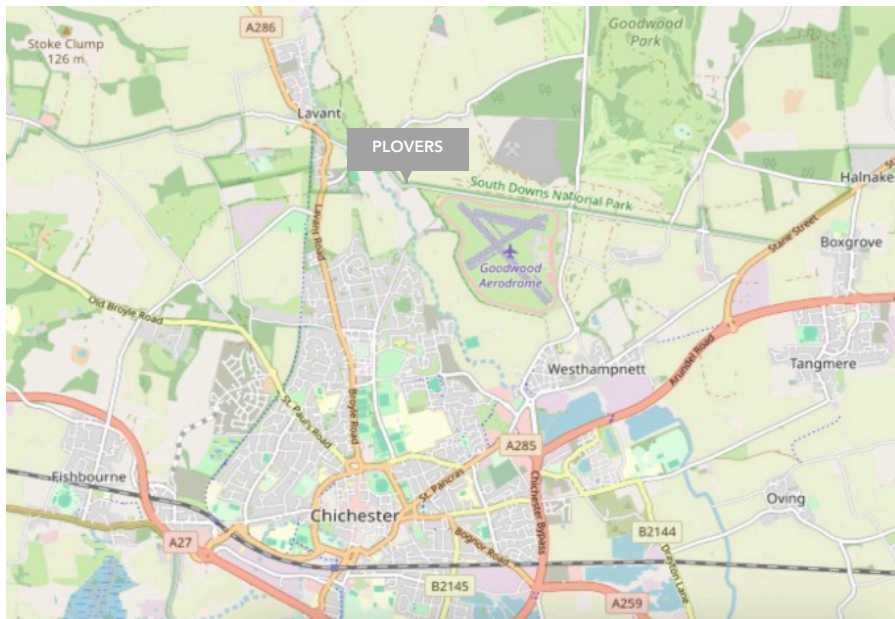
Goodwood Revival



Chichester Marina



Wonderful Sailing at Chichester



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, water and drainage, oil fired heating. Calor Gas tank to AGA.

Council Tax Band: G Year 2024/25 £3,702.05

EPC Rating: D

LOCAL AUTHORITY: Chichester District 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.

Brochure: 2024

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Viewing by Appointment

Michael Cornish - Chichester

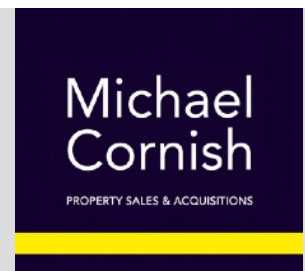
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