



Stratone Cottage, nr Goodwood

Strettington Lane, Strettington, Chichester, West Sussex PO18 0LA

**Michael
Cornish**
PROPERTY SALES & ACQUISITIONS





Goodwood House nearby

Wonderful countryside at the foot of The South Downs



Goodwood countryside

Stratone Cottage

Strettington Lane, Strettington
Chichester, West Sussex

A charming Georgian Grade II Listed detached cottage of immense character over three floors with 4 bedrooms, 2 bathrooms, set in delightful gardens and grounds with sunny aspects set in about 0.3 acres, with lovely views and surrounding countryside, located in a highly desirable leafy country lane near Goodwood.

"Georgian Gem"

Entrance porch
Impressive reception hall
Sitting Room, Dining Room, Study
Kitchen/Breakfast Room
Cloak Room/WC/Boot Room

Landing
Principal Bedroom & Second double Bedroom
2 Bathrooms
Utility Room/Store
Staircase to second floor landing
2 further double Bedrooms
Loft and sizeable storage area

OUTSIDE

Double length Garage
Parking area in front for a vehicle
Lovely landscaped gardens and grounds

In all, set in about 0.3 acres

THE PROPERTY

Stratone Cottage is a rare Georgian Grade II listed detached cottage of immense charm and character, located in a highly desirable country lane close to the internationally renowned Goodwood estate and wonderful surrounding countryside at the foot of The South Downs National Park. Upon entering this delightful cottage there is a welcoming reception hall with a boot/cloakroom/wc and doors lead to the study/music room with a fireplace and wood burning stove, a delightful sitting room with fireplace and wood burning stove and a dining room and door leads into the kitchen/Breakfast room with a farmhouse style range of wall and base units with polished granite worktops and a two oven Smeg cooker range with induction hob, a built in Smeg dishwasher and a Smeg upright fridge/freezer. There are many original features with exposed beams and exposed brick walls typical of the era. From the reception hall a staircase leads up to the landing with doors leading to the two double bedrooms, a family bathroom/wc and a shower room/wc. A staircase rises to the second floor with doors leading to two further double bedrooms and a generous storage loft space. Stratone Cottage is a quintessential English "Georgian Gem" that has not been on the open market for at least 34 years and is certainly one for the connoisseur of fine period properties.













CHICHESTER Cathedral city

Chichester was founded by the Romans during the first century AD and the surrounding areas are steeped in history, with a number of fascinating archaeological remains from the Roman Conquest such as the existing remains of the tall defence walls, which now provide a walk through the city. Much of the shopping centre is accessed through level pedestrianised areas leading to the well preserved and beautiful Chichester Cathedral founded in 1075. The elaborate octagonal Market Cross stands at the centre of Chichester and is believed to have been built in 1501 and subsequently restored at the expense of Charles Lennox, 2nd Duke of Richmond in 1746. Much of the city centre was built during the Georgian and Victorian periods and one of the most imposing buildings in the City today is the Georgian (former) Corn Exchange built in 1833. The City has beautifully kept parks and 'The Ship Canal' from the city Basin is navigable for about 2 miles by canoe and rowing boats to Donnington and there are a further 2 miles of walks beside the canal leading to Chichester and Birdham Marinas. About a mile from the city centre there is the Nuffield Hospital (private patients) and NHS St Richard's Hospital. There are a wide variety of amenities including: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club, rugby football club. Goodwood Hotel and luxury health club with spa, indoor swimming and gym. Other attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. There are a good selection of schools locally and accessible from Chichester including; Chichester University, Chichester Free School, Chichester High School, Bishop Luffa, Great Ballard, Slindon College, Dorset House, Seaford College, Bedales Petersfield, The Portsmouth Grammar school, Oakwood, Prebendal (with Cathedral Choir school) in the city and a short distance to the south of Goodwood, the independent day and boarding school Westbourne House set in 100 acres.





COASTAL & COUNTRY PURSUITS

Chichester is renowned for its excellent sailing amenities, country pursuits and many attractions in the area including: the Goodwood Festival of Speed and Goodwood Revival motoring events, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. There are 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 pebble/sandy beaches at East Wittering and Bracklesham Bay and at West Wittering, miles of sandy beach 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, about 3,750 moorings and there are about 12,000 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 there are 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 House & Grounds, Petworth House and Goodwood House.

GARDENS & GROUNDS

Stratone Cottage is approached from a peaceful leafy tree lined country lane. The cottage has a front elevation of Sussex flint laced with wisteria, with a gravel driveway leading to Stratone Manor and Stratone Cottage with parking in front of the double length detached garage. The cottage is set well back on its plot, which affords a good degree of privacy and the borders are flanked with flowers beds, shrubs, mature hedges and trees. The long front garden is well kept with an expanse of lawn, bordered by mature hedges, with a variety of flower beds, shrubs and trees, a magnolia, eucalyptus, greengage, crab apple and numerous other trees, with a west facing aspect. The delightful rear garden has a vegetable plot, a garden shed and a little orchard, which also sports a good variety of trees bearing fruits including a medlar tree, a mulberry, quince, fig, bay, and a prolific Charles Ross apple!

In all, set in about 0.3 acres



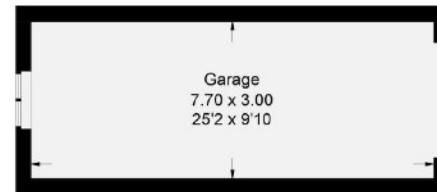


Stratone Cottage, Strettingon Lane, Chichester

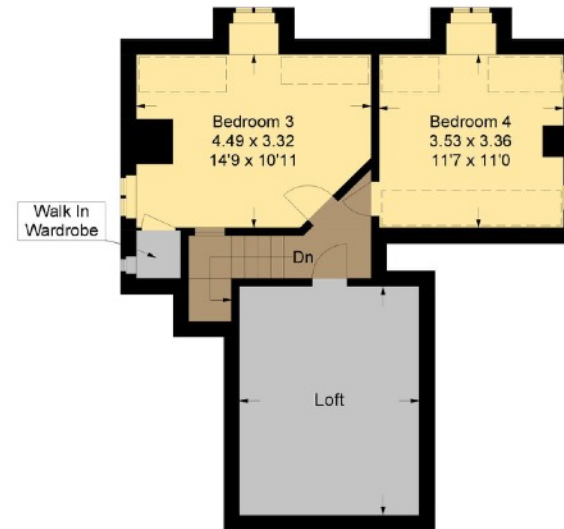
Approximate Gross Internal Area = 221.2 sq m / 2381 sq ft

Outbuilding = 23.4 sq m / 252 sq ft

Total = 244.6 sq m / 2633 sq ft



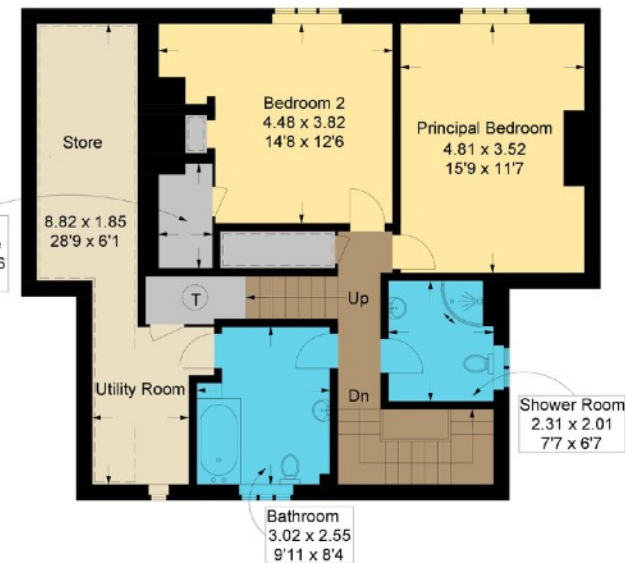
Outbuilding



Second Floor



Ground Floor



First Floor

= 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



Goodwood House ~ Festival of Speed

DIRECTIONS

Travelling east from Chichester along the A27 for about 2.6 miles take the left junction up and turn left along the A285 and after about 0.4 miles turn left into Stane Street signposted Westhampnett and after about 300 yards turn right signposted Strettington, continue for about 400 yards and the entrance to Stratone Cottage will be found on the right hand side.

SERVICES:

Mains electricity, water, private drainage and oil fired heating.

Council Tax Band: G Year 2024/25 £3,746.84

LOCAL AUTHORITY: Chichester District Council: 01243 785166

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.

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