



17 The Spinney
Itchenor

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Itchenor, Chichester, West Sussex PO20 7DF

**Michael
Cornish**
PROPERTY SALES & ACQUISITIONS





17 The Spinney

Itchenor, West Sussex

A beautifully presented individually designed detached home, well located in a highly desirable private road with bright and spacious rooms, including 3 bedrooms and 2 receptions, set on a good sized plot with a lovely secluded garden and a southerly side aspect, within easy reach of the sailing club.

THE PROPERTY

Principal Bedroom and door to rear garden
2 further Bedrooms, Shower Room/WC
Entrance Lobby
Double aspect Sitting Room with fireplace
Study/TV Room
Superb Kitchen/Dining Room
Utility Room/WC

OUTSIDE

Front garden with wide frontage
Parking area for numerous vehicles and space for dinghy
Garage and Carport
Beautifully landscaped gardens and grounds

**Wonderful country walks nearby
within easy reach of the Sailing Club**

THE PROPERTY

17 The Spinney is a charming detached cottage with bright and spacious accommodation well situated this sought after peaceful cul-de-sac, set on a good sized plot with a wide frontage and delightful enclosed and very private area garden that has a southerly aspect one side. Upon entering the welcoming entrance lobby, double doors open into the surprisingly spacious double aspect sitting room, which has a fireplace and patio doors leading out to the delightful paved sun terrace and beautiful private garden.

There is a study/tv room and door leading into the utility/cloak room/wc and a door to the side entrance. There is an inner hall with ring cupboard and three bedrooms, including the principal bedroom which has a lovely view and door opening into the rear garden. From the inner hall there is a shower room/wc. A further exceptional feature of the property is the superb kitchen/diner, which has a range of wall and base units and worktops with gas hob and two built in eye level ovens and dishwasher, fridge/ freezer and dining area with a lovely outlook over the wide front lawn with flower beds and a few trees.

A peaceful location in tranquil setting









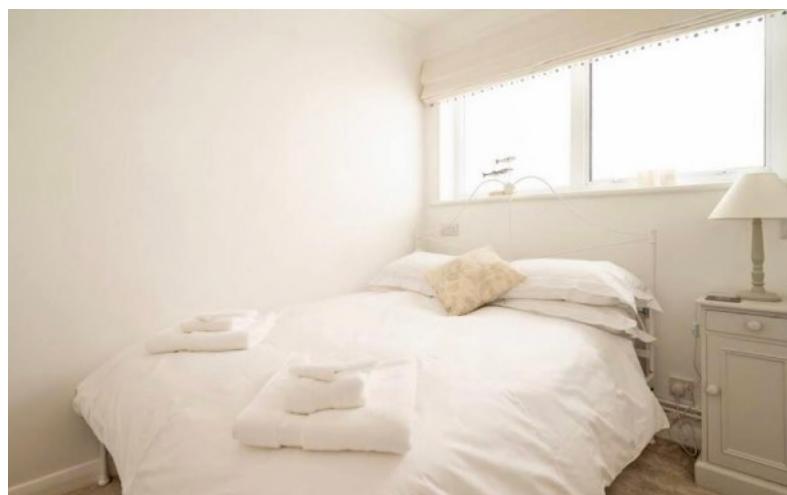




ITCHENOR & CHICHESTER

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.

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





GARDENS & GROUNDS

17 The Spinney is approached from a leafy road just under a mile from the popular Itchenor sailing club. The property is set well back on its plot set on a wide frontage with a extensive gravel drive providing plenty of parking space for a number of vehicles and a dinghy. There is a carport leading to the good sized garage with double doors opening into the rear garden. The beautifully landscaped gardens and grounds afford an excellent degree of privacy and the rear garden has beautiful flower borders with an interesting variety of shrubs and trees. The delightful "sun trap" patio area is accessed from two rooms and has a south facing aspect to one side. The gardens and grounds are well kept and there is a large expanse of lawn, at the front and rear of the property.

**Wonderful country walks across nearby countryside
designated area of outstanding natural beauty**







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.

17 The Spinney, Itchenor, Chichester

Approximate Gross Internal Area = 120.5 sq m / 1297 sq ft

Garage= 24.6 sq m / 265 sq ft

Total = 145.1 sq m / 1562 sq ft



Ground Floor

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 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 2025/26 £3,405.86

EPC: D

PRIVATE ROAD: SPINNEY (MANAGEMENT) LTD

LOCAL AUTHORITY

Chichester District Council 01243 785166



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Viewing by Appointment

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Wonderful sailing from Itchenor

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