



## Woodfield Cottage, Oving, West Sussex, PO20 2BP

Guide Price £1,250,000







# Woodfield Cottage, Oving

An outstanding detached country house located in a rural position having been significantly refurbished.

- Detached country house
- Uninterrupted countryside views
- Significantly extended and refurbished in 2021
- Approximately 0.61 acre plot
- Fabulous open plan kitchen/dining/sitting room
- Five bedrooms, three bathrooms
- Triple garage with home office above
- No onward chain

Situated in the picturesque countryside on the outskirts of Oving village, this stunning five-bedroom detached country house is a true masterpiece of modern luxury living. Standing on a generous 0.61-acre plot, this property offers unobstructed views of the surrounding countryside, providing a peaceful and private retreat for its residents.

Recently renovated and extended, this home has been transformed into an exceptional residence spread over three storeys. As you step inside, you are greeted by a spacious and welcoming entrance hall that sets the tone for the rest of the property. The open-plan triple aspect living space seamlessly combines the sitting, dining and kitchen areas, creating a versatile and functional space for every-day living. The fabulous kitchen is a focal point of the home, featuring a central work island and high-end integrated appliances, perfect for cooking and entertaining. For more intimate gatherings, a formal sitting room/snug provides a cosy retreat. Additionally, a utility room and cloakroom offer convenience and practicality for daily living.



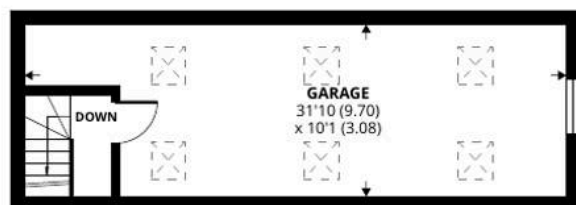




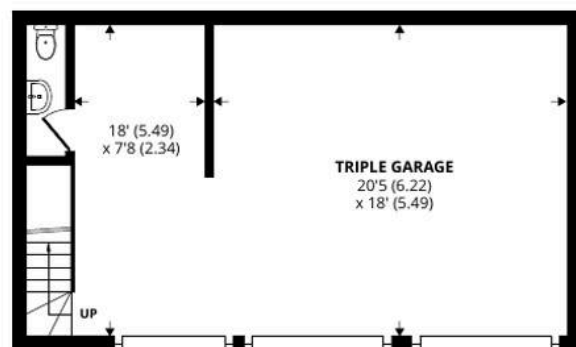




Denotes restricted  
head height

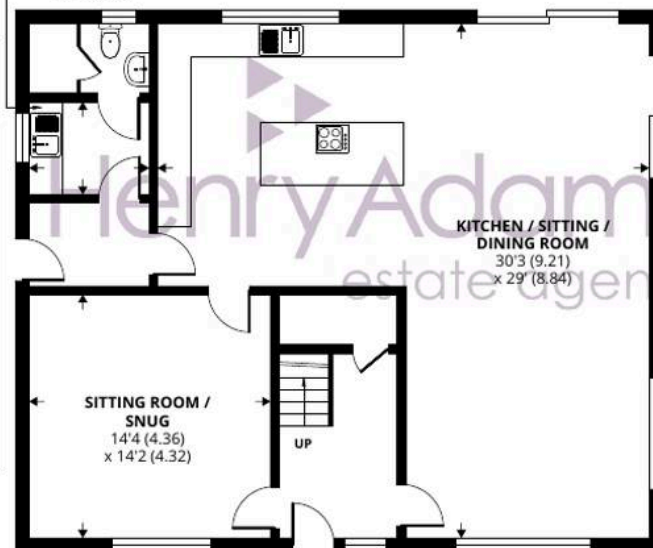


**GARAGE FIRST FLOOR**

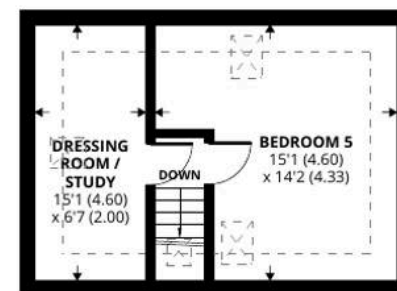


**GARAGE GROUND FLOOR**

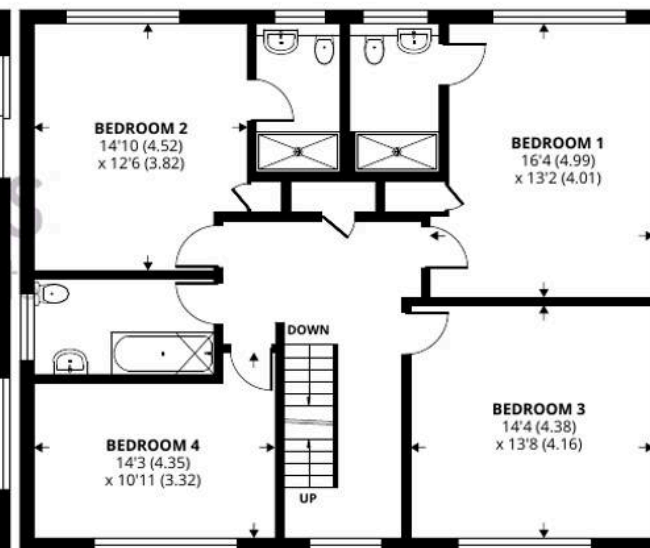
UTILITY  
7'1 (2.16)  
x 5'8 (1.73)



**GROUND FLOOR**



**SECOND FLOOR**



**FIRST FLOOR**

Approximate Area = 2413 sq ft / 224.1 sq m  
 Limited Use Area(s) = 109 sq ft / 10.1 sq m  
 Garage = 905 sq ft / 84 sq m  
 Total = 3427 sq ft / 318.2 sq m

For identification only - Not to scale





**First/second floor** - Venture upstairs to the first floor, where you will find four well-appointed bedrooms, each offering stunning views of the countryside. The principal bedroom and main guest bedroom both benefit from en-suite shower rooms, providing a touch of luxury and privacy. A family bathroom serves the remaining bedrooms on this floor. Ascend to the second floor to discover bedroom five and a study/dressing room, offering flexibility and additional living space.

**Outside** - A triple garage with remote roll-up doors provides ample parking and storage, while a home office above offers a quiet space to work or relax. This property is being offered with no onward chain, making it an attractive option for those looking to move quickly into their dream home.

**Location** - The desirable village of Oving about three miles east of Chichester and is ideally located for the South Downs National Park and Chichester Harbour. Westbourne House prep school is conveniently located nearby at Shopwhyke. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

**Directions** - From Chichester proceed east on the A259 Bognor Road. At the mini roundabout bear left signposted to Oving. Continue over the railway crossing and turn right. Having entered the village of Oving, turn left into Gribble Lane and after a short distance left into Marlpit Lane. Towards the end turn immediately right after Woodfield Cottage onto a private track and the property is a short distance along on the right.   
what3words - farmland.masses.birthdays







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