

Warblers Lodge

Stonechats Lodge



**Astons**  
*of Sussex*  
Residential Sales & Lettings

**Warblers Lodge & Stonechats Lodge, Westergate Street, PO20 3SQ**

# Warblers Lodge & Stonechats Lodge, Westergate Street, PO20 3SQ

From £725,000

***Two EXCEPTIONAL new homes  
situated down a leafy, private lane in  
Westergate, Chichester.***

Discreetly positioned down a private lane in the village of Westergate, Chichester, Warblers Lodge and Stonechats Lodge form an exclusive pair of newly built homes. Designed in a traditional cottage style with subtle variations to their elevations, these properties offer a refined blend of countryside charm and contemporary efficiency. Set within generous, secluded plots that back directly onto open farmland, they present a rare opportunity for peaceful rural living within easy reach of amenities.

Each home offers a well considered and versatile layout, perfectly suited to modern family life. The ground floor comprises a welcoming entrance hall, a spacious dual aspect sitting room, and an impressive open plan kitchen/dining/family room. The kitchen is finished to a high specification with premium Bosch appliances and elegant stone work surfaces, while sliding doors open onto a paved patio and rear garden—offering seamless flow between indoor and outdoor living. There is also a separate utility room. LVT herringbone flooring runs throughout the entrance hall, kitchen/dining/family room, utility room, and all bathrooms—offering a stylish and durable finish in key areas of the home.

Upstairs, the principal bedroom features a contemporary en-suite, and two further double bedrooms are served by a well-appointed family bathroom. The interior is finished to a high standard throughout, offering well-proportioned rooms and a neutral décor that allows buyers to personalise with ease.



## Warblers Lodge

Heating is delivered via an efficient air source heat pump system, with underfloor heating throughout the ground floor and radiators upstairs. The properties also benefit from solar PV panels, helping to reduce energy costs and environmental impact. Each home has a double garage with electric roller doors and an EV charging point. The garages have been constructed to allow for the easy addition of a staircase, enabling conversion of the roof space into a home office or studio, subject to the necessary consents.

The gardens are notably larger than those typically associated with new build homes, offering excellent outdoor space for entertaining and family life. Warblers Lodge, in particular, enjoys the largest garden on the development, further enhancing its appeal.

The homes are expected to achieve a B rating on the EPC and will be sold with a 10-year new build warranty, offering energy efficiency and long-term peace of mind. Estimated completion is Summer 2025.

Situated in a quiet semi rural setting, yet close to local shops, schools, and excellent transport links, Warblers Lodge and Stonechat Lodge are ideally placed. The nearby cathedral city of Chichester provides a wealth of cultural, retail, and recreational opportunities.

These thoughtfully designed homes combine quality, flexibility, and a superb location - ideal for buyers seeking modern comforts in a tranquil, countryside setting.

Connected to mains water, electricity & drainage.  
Underfloor heating to the ground floor and radiators upstairs, powered by air source heat pump.

**Tenure** Freehold | **Council Tax** TBC | **EPC** B

***These distinctive, high-quality homes present a unique opportunity for modern living in a tranquil yet well connected location.***



## Stonechats Lodge



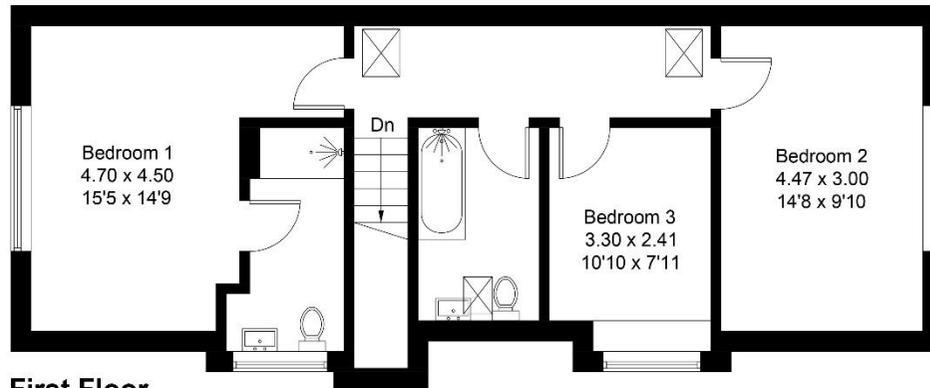
# Warbler & Stonechat Cottage, Westergate Street, PO20 3SQ



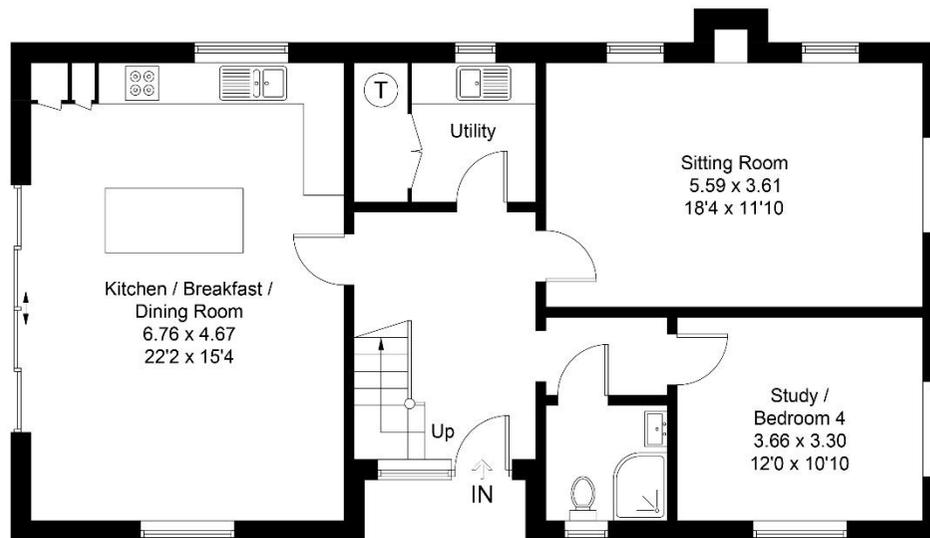
Approximate Gross Internal Area = 148.2 sq m / 1595 sq ft

Garage = 34.5 sq m / 371 sq ft

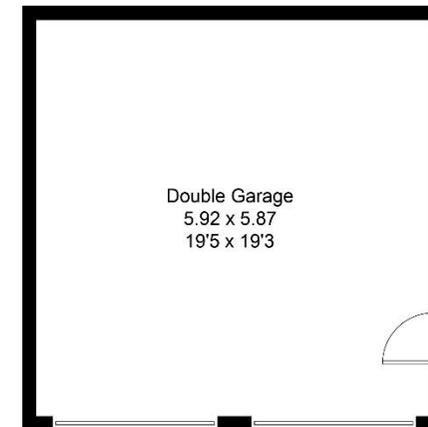
Total = 182.7 sq m / 1966 sq ft



**First Floor**



**Ground Floor**



(Not Shown In Actual Location / Orientation)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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