



## Flintstone Cottage Strettington Lane, Strettington - PO18 0LA

Guide Price £1,000,000 Freehold



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## Overview

Flintstone Cottage is a characterful Grade II listed flint home, set within approximately **0.37 acres of attractive south-west facing gardens and grounds**, in the hamlet of **Strettington**. The property sits **alongside the Goodwood Estate and adjoining the South Downs National Park**, placing some of West Sussex's most celebrated countryside and events quite literally on the doorstep.

Arranged around a four-bedroom main house, the property also benefits from an attached self-contained one-bedroom cottage and a charming Shepherd's Hut set within the garden, complete with a hot tub (available by separate negotiation). This flexible layout creates an appealing blend of period character, lifestyle appeal and income potential.

Whether used as a full-time home, a second residence or a base during Goodwood's international calendar of events, Flintstone Cottage has demonstrated **strong year-round rental demand**, while remaining a comfortable and welcoming country home.

## Distances (Approximate)

- Goodwood Motor Circuit – less than 1 mile
- Goodwood House – less than 1 mile
- Goodwood Racecourse – 2.9 miles
- Chichester City Centre – 3.2 miles
- West Wittering Beach – 12.1 miles







## Accommodation

The main house is arranged over **two floors**, with living spaces flowing naturally on the ground floor and all bedrooms located on the first floor.

On the **ground floor**, a series of characterful reception rooms create a comfortable and sociable layout. A sitting room with feature fireplace provides a welcoming focal point, complemented by a separate family room for everyday living. The **open-plan kitchen dining room** forms the heart of the home, ideal for both family life and entertaining. A separate study offers a quiet workspace, while a **ground-floor shower room** adds practical convenience.

Upstairs, the **first floor** provides **four double bedrooms**, all located on this level, together with a **family bathroom**, offering comfortable accommodation for family and guests.



Attached to the main house is a **self-contained one-bedroom cottage**, complete with its own entrance, living space, kitchen and shower room. This independent accommodation is ideally suited to guests, extended family or continued use as a holiday let.



## Gardens & Grounds

The gardens and grounds extend to approximately **0.37 acres** and enjoy a particularly **favourable south-west facing aspect**, allowing the outdoor spaces to catch the sun well into the evening.

A large driveway to the front provides ample off-road parking. To the rear, the garden opens out into **attractive lawns** bordered by mature trees, hedging and established planting, creating a sense of enclosure and privacy. A patio adjoining the house offers an ideal setting for outdoor dining and relaxed entertaining, with open views across the garden and surrounding countryside.

Positioned at the far end of the garden, the **Shepherd's Hut** enjoys a more secluded outlook and is accompanied by a **hot tub**, creating a charming ancillary retreat that feels pleasantly separate from the main house.



*NB: The Shepherd's Hut may be included in the sale, subject to offer.*

## The Goodwood Estate

The neighbouring **Goodwood Estate** spans approximately **11,000 acres** and is internationally known for its motorsport and racing heritage. Its annual calendar includes the **Festival of Speed, Goodwood Revival, Members' Meeting** and the **Qatar Goodwood Festival** at the Racecourse, drawing visitors from around the world.

Beyond its events, the estate offers **year-round amenities** including Goodwood Health & Wellbeing, championship golf courses, estate dining, **Goodwood Aerodrome** and the highly regarded **Goodwood Farm Shop**. Flintstone Cottage enjoys the rare advantage of immediate proximity to these facilities while remaining usable, comfortable and relevant throughout the year.

## Location & Lifestyle

Strettington is a small **hamlet at the foot of the South Downs**, valued for its proximity to the countryside and its immediate connection to the **Goodwood Estate**. While the property occupies a roadside position, it benefits from exceptional convenience for estate access, surrounding rural walks and onward travel.

The historic cathedral city of **Chichester** lies just over three miles to the south, providing a wide range of amenities. The city offers an appealing mix of independent shops, cafés and restaurants, along with galleries, the renowned **Chichester Festival Theatre** and the cathedral at its heart. A mainline railway station provides regular services to **London Victoria**.







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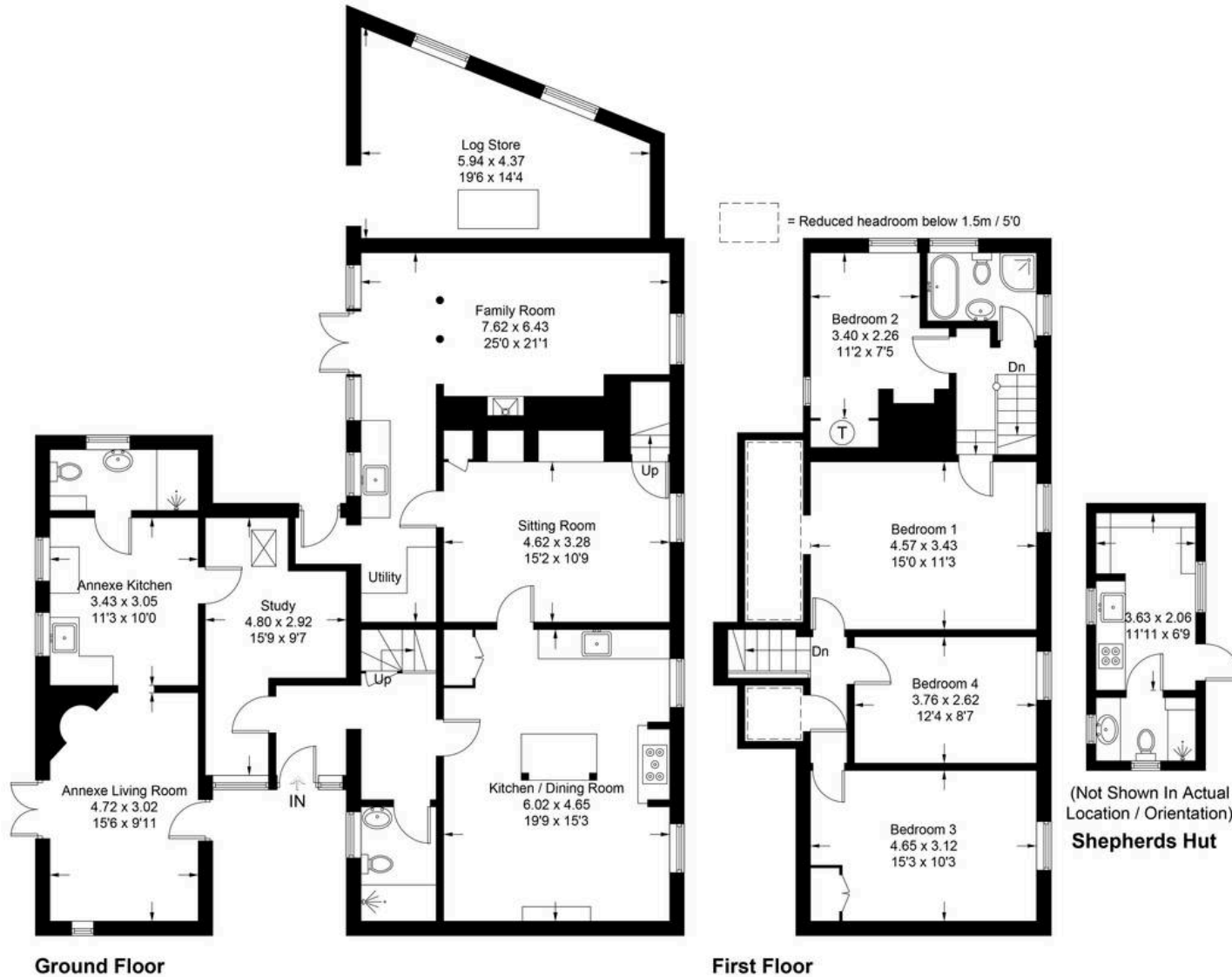
# Flintstone Cottage, Strettington Lane, PO18 0LA

Approximate Gross Internal Area = 207.9 sq m / 2238 sq ft

Outbuildings = 29.2 sq m / 314 sq ft

Total = 237.1 sq m / 2552 sq ft

Produced for Stride & Son Estate Agent.



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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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## The Wider Area

### The Wider Area

Immediately adjoining the property, the **South Downs National Park** offers miles of unspoilt countryside, scenic walking and riding routes, and far-reaching views across rolling downland.

Beyond Chichester, the coastline becomes the defining feature of the area. **Chichester Harbour**, an Area of Outstanding Natural Beauty, is widely regarded as one of the finest natural sailing harbours on the south coast. Its network of tidal creeks, footpaths and shoreline villages — including **Bosham, Itchenor and Dell Quay** — creates a highly attractive waterside environment for sailing, paddleboarding and coastal walks.

Further west, the **sandy beaches at West Wittering** provide open horizons, dune-backed coastal paths and some of the region's most popular bathing and watersports conditions.

### Services

Water: Mains

Electricity: Mains

Drainage: Septic tank

Heating: Oil-fired central heating

Local Authority: Chichester District Council

Tenure: Freehold

Listed Status: Grade II

EPC: Exempt (Listed Building)

what3words: ///throats.sideburns.testers





## Stride & Son

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