Cherries The Byeway, West Wittering - PO20 8LJ

Guide Price **£1,350,000 - FREEHOLD**

STRIDE & SON

Cherries The Byeway

West Wittering

An individual six-bedroom detached home in a sought after private estate offering versatile accommodation, generous gardens, driveway parking and a detached garage.

Walking distance to beach and the village.

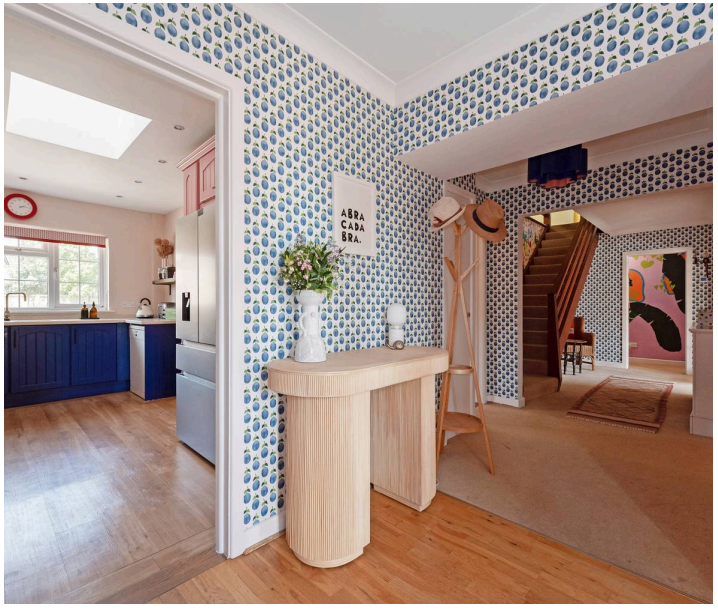
- Substantial Six-Bedroom Detached Family Home
- Within Easy Reach of West Wittering Beach
- Approx. 3,017 Sq Ft Plus Detached Garage
- Impressive 25'9 Sitting and Dining Room
- Separate Lounge, Office and Garden-Facing Gym
- Ground-Floor Bedroom and Shower Facilities
- Five First-Floor Bedrooms with Multiple En Suites
- Stylish Family Bathroom with Freestanding Bath
- Generous Established Gardens and Garden Buildings
- Detached Garage and Ample Driveway Parking

Accommodation

Cherries is an impressive and highly individual detached family residence, occupying a desirable position within the highly regarded Wells Farm private estate in West Wittering, an established residential setting known for its individual homes, generous gardens and peaceful surroundings. The village centre, sailing club and renowned sandy beach are all within easy reach either by foot or by car, providing an excellent combination of privacy and coastal living.

Offering approximately 3,017 sq ft of exceptionally spacious and versatile accommodation. A detached garage brings the overall total to approximately 3,263 sq ft. The property is approached over a generous block-paved driveway, providing ample off-road parking and access to the detached garage. An established front garden and attractive red-brick elevations create a welcoming first impression.

The ground-floor accommodation is arranged with flexibility in mind. At its heart is an outstanding sitting and dining room measuring approximately 25'9 x 21'10. This substantial social space comfortably accommodates separate dining and seating areas, with windows and glazed doors bringing in plenty of natural light and opening onto the garden.



The adjoining kitchen is fitted with a range of striking blue cabinetry, generous work surfaces and a statement red range cooker.

A separate utility room provides additional storage, laundry facilities and direct access outside.

A spacious separate lounge offers a more formal reception room, featuring a traditional stone fireplace and wide windows overlooking the front garden.

Further ground-floor accommodation includes a dedicated office, a bright garden-facing gym or recreation room and an additional bedroom served by shower facilities.

These rooms provide excellent potential for home working, guests, teenagers or multigenerational living.

The first floor provides five further bedrooms, including several particularly generous double rooms.

The principal bedroom and two additional bedrooms each benefit from en-suite shower rooms, while the stylish family bathroom features a freestanding bath, contemporary sanitaryware, statement tiling and a bespoke timber vanity unit.

Outside, the gardens are a particular feature of the property. A broad lawn is bordered by mature trees, established hedging and colourful planting, creating an attractive and private environment.

Paved terraces provide space for outdoor dining and entertaining, while the raised flower or vegetable beds will appeal to keen gardeners.

The grounds also contain useful garden buildings, including a substantial timber cabin with roof-mounted solar panels and a further garden studio.

These spaces offer excellent potential for hobbies, home working, storage or leisure use.

Cherries provides an exciting opportunity for those seeking space, individuality and a relaxed coastal lifestyle with the beach, sailing, water sports, scenic walks and local amenities all close at hand.

Combining extensive accommodation, flexible living spaces, generous gardens and an exceptional West Wittering location, this is a rare opportunity to secure a truly impressive and versatile family home.

The Byeway occupies an established private estate residential setting in the desirable coastal village of West Wittering, within easy reach of the village centre and its local amenities.

The area is renowned for its beautiful sandy beach and the National Trust-managed East Head, where sand dunes, salt marshes and scenic coastal walks provide an exceptional setting for outdoor recreation.

Chichester lies to the north, offering an extensive selection of shops, restaurants, cultural attractions and transport connections. The surrounding coastline and Chichester Harbour provide excellent opportunities for sailing, paddleboarding, walking and cycling, making this an ideal location for both permanent and second-home living.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

Services: All Mains

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Approximate Gross Internal Area = 280.3 sq m / 3017 sq ft
Garage = 22.9 sq m / 246 sq ft
Total = 303.2 sq m / 3263 sq ft

Produced for Stride & Son Estate Agent.

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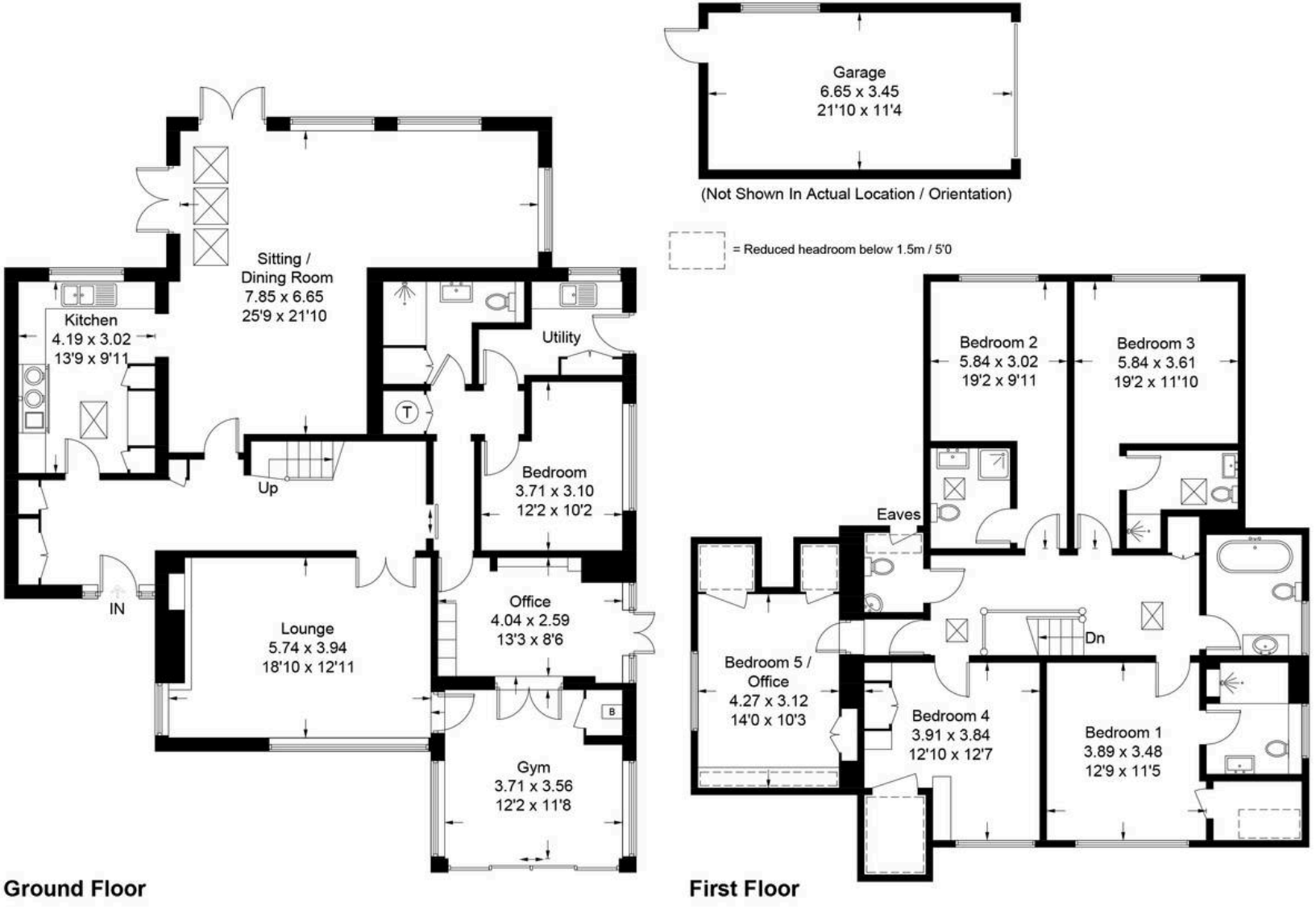

Ground Floor **First Floor**

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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