



16 Tramway Close, Donnington - PO19 8GN

Guide Price £725,000 Freehold



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16 Tramway Close

Donnington, Chichester

A spacious and beautifully presented 5-bedroom detached family house with attractive landscaped south facing rear garden backing onto open farmland, forming part of the private Canal Walk development in Donnington within easy reach of Chichester Canal and only about 1 mile south of Chichester city centre.

Constructed circa 2014/15, this brick-built two storey home offers well proportioned, nicely balanced accommodation extending to approximately 1,732 sq. ft (including garage), ideal for modern family living.

- Spacious detached family house
- 5 bedrooms
- 3 bathrooms (2 ensuite)
- Large kitchen/dining/family room
- Utility room and WC
- Integral garage, driveway, and EV charger
- Landscaped south facing rear garden
- Backs onto open farmland
- Canal Walk private estate
- Solar panels with battery storage







ACCOMMODATION:

The welcoming entrance hall leads through to a generous sitting room positioned to the front of the property, featuring an attractive bay window and double doors providing a pleasant outlook. To the rear, the impressive kitchen/dining/family room extends to approximately 23ft in length, forming the true heart of the home. Beautifully appointed with a comprehensive range of fitted units, integrated appliances and ample space for both dining and relaxed seating, this light-filled room enjoys views and access onto the rear garden. A useful utility room lies off the kitchen, leading through to a ground floor WC.

Upstairs, the principal bedroom benefits from a modern ensuite shower room/WC, while a guest bedroom also enjoys its own ensuite facilities. Three further well-proportioned bedrooms are served by a contemporary family bathroom/WC, creating flexible accommodation for family members, guests or home working.

Externally, the property is equally impressive. The professionally landscaped south facing rear garden has been thoughtfully designed with a large expanse of lawn, well-stocked borders, paved terrace and pathways, creating an attractive and private setting. The garden backs directly onto open farmland, providing a delightful open outlook. A Rhino greenhouse and good size timber shed are included, ideal for keen gardeners.



To the front, there is a private driveway providing off-road parking for at least 2 cars and access to the integral garage with electric door. An EV charging point is installed, and the property further benefits from solar panels with battery storage, gas central heating and all mains' services.

LOCATION:

The property forms part of the attractive Canal Walk private estate in the popular area of Donnington only about 1 mile south of Chichester city centre with Chichester Canal being within easy reach and providing an alternative route to walk or cycle into the city via the Canal Path. The cathedral city of Chichester offers excellent high-street shopping, many fashionable restaurants, cafes, bars, a leisure centre with swimming pool, sports clubs, cinemas, and is home to the Pallant House Gallery and the renowned Festival Theatre.

Located close to Chichester is the Goodwood Estate, which is famous for its many sporting event days including the much-celebrated Festival of Speed and Goodwood Revival for motor racing enthusiasts, and a season of horse racing including the well-known Qatar Festival.

Also, to the south-west, about 7 miles, is the sandy beach at West Wittering and the National Trust's East Head sand dune spit at the stunning entrance to Chichester Harbour. The property is also conveniently located for local shops, bus services, and for access to the A27, which links with the A3(M) to the west providing a route north to the M25.

Chichester train station, just outside the city centre, provides services along the coast to Portsmouth and Brighton, and to London Victoria.

INFORMATION:

Tenure: Freehold

Estate Management Charge: 2026 is £406.31, payable in 2 instalments

Services: All main.

Gas central heating. Solar Panels with battery storage

Council Tax Band: Band F

EPC Rating: Band C

what3words: //enhancement.other.crib







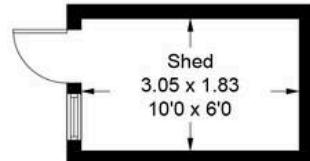
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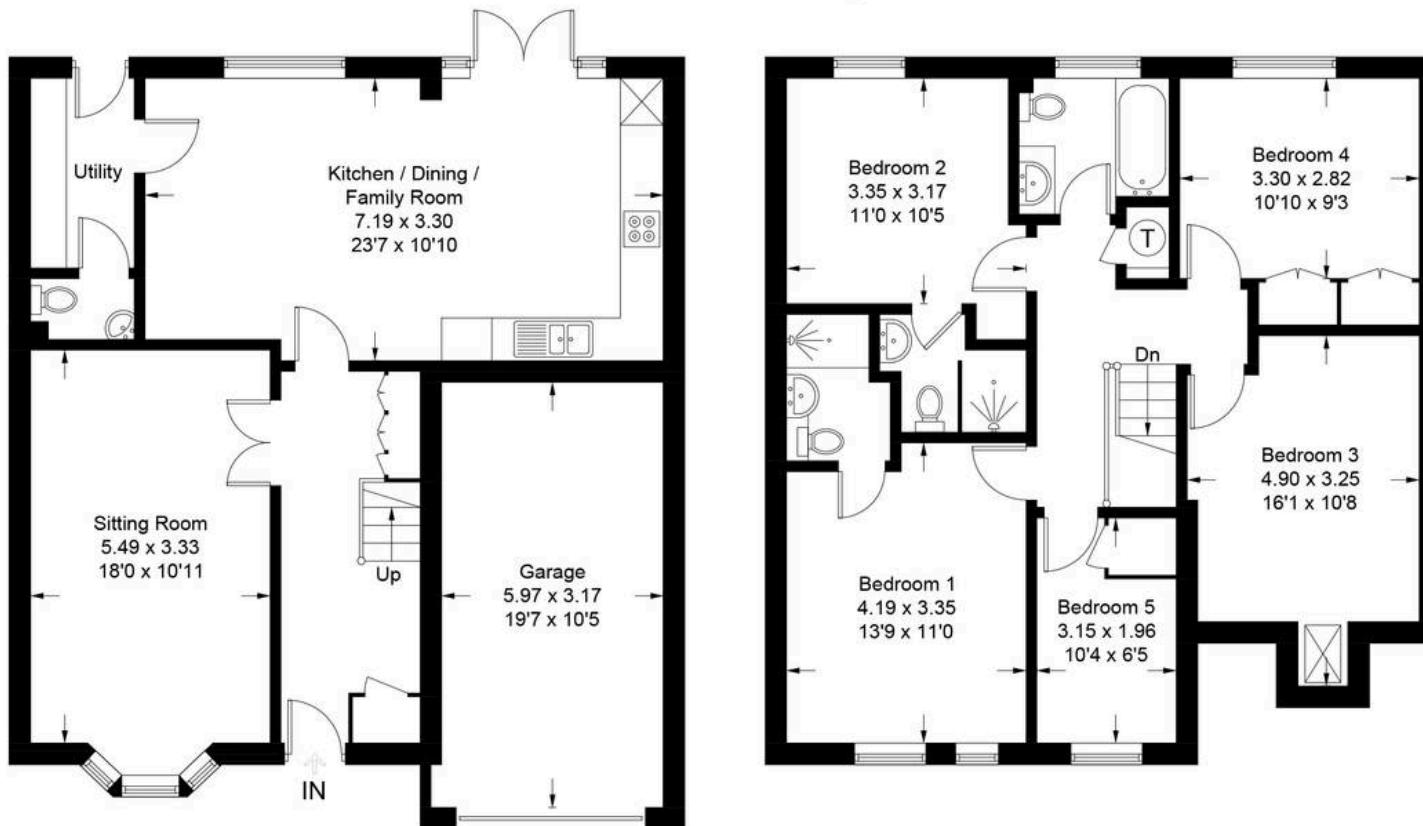
Approximate Gross Internal Area = 142.3 sq m / 1532 sq ft
Garage / Shed = 24.2 sq m / 260 sq ft
Total = 166.5 sq m / 1792 sq ft



Produced for Stride & Son Estate Agent.



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

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