



2 Prices Cottages Selsey Road, Donnington - PO20 7PS

Guide Price £525,000



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2 Prices Cottages Selsey Road

Donnington, Chichester

A beautifully presented Grade II listed 18th Century thatched cottage with three bedrooms, two reception rooms, countryside views, generous parking, garage, workshop and insulated summer house.

- Charming Grade II listed semi-detached period cottage
- Wonderful blend of exposed beams, brickwork and stylish contemporary finishes
- Comfortable sitting room centred around a wood-burning stove
- Separate dining room ideal for relaxed entertaining
- Attractive fitted kitchen with shaker-style cabinetry and range cooker
- Three bedrooms with two first-floor bathrooms
- Established garden enjoying an attractive open countryside outlook
- Superb detached summer house offering excellent additional flexible space
- Garage together with generous off-road parking
- Approximately 1,331 sq ft in total including garage and summer house





Accommodation

Constructed of attractive brick and flint elevations beneath a thatched roof, the property has been thoughtfully updated by the current owners, creating a comfortable and stylish home while retaining its traditional charm.

Inside, exposed timbers, brickwork and cottage-style detailing are paired with a softer contemporary finish. The ground floor offers two distinct reception rooms, both with feature brick fireplaces, giving the house a particularly warm and inviting feel.

The sitting room is a lovely everyday space, centred around its fireplace and wood-burning stove, while the separate dining room works equally well for family meals or entertaining.



The fitted kitchen has been upgraded in a style that suits the house extremely well, with shaker-style cabinetry, light work surfaces and a range-style cooker, while enjoying attractive views towards the surrounding countryside.

A useful porch and ground-floor cloakroom add further practicality.

Upstairs, the principal bedroom is a particularly appealing room, with exposed beams, generous proportions and its own en-suite bathroom. There are two further bedrooms, one of which would work equally well as a study, together with a family bathroom.

Outside, the setting is a real part of the appeal. The gardens lie mainly to the west and south of the cottage and are principally laid to lawn, with mature trees, established planting and raised beds creating a relaxed and attractive outdoor space.

Beyond the garden, the property backs onto open farmland, giving a lovely sense of space and providing distant views towards the South Downs.

The outbuildings are another strong feature. There is a timber garage, a separate workshop with power and a fully insulated summer house with power and internet connection. The summer house enjoys excellent countryside views and would make an ideal home office, studio, hobby room or peaceful retreat away from the main house.

To the front, a shingle driveway provides parking for several vehicles.

Overall, this is a hugely appealing period home that combines historical character, well-balanced accommodation and a genuinely attractive rural setting, while remaining within easy reach of Chichester and the coast.



2 Prices Cottage is situated in a rural position on Selsey Road, Donnington, approximately two miles south of Chichester and within easy reach of both the city and the coast.

Chichester offers an excellent range of independent shops, national retailers, restaurants and cafés, together with the renowned Festival Theatre, Pallant House Gallery, leisure facilities and a mainline railway station with services along the coast and to London Victoria.

The property is also well placed for Chichester Marina, the harbour and the wider Manhood Peninsula, with West Wittering beach and the surrounding coastline within convenient reach.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F





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Approximate Gross Internal Area = 102.5 sq m / 1103 sq ft

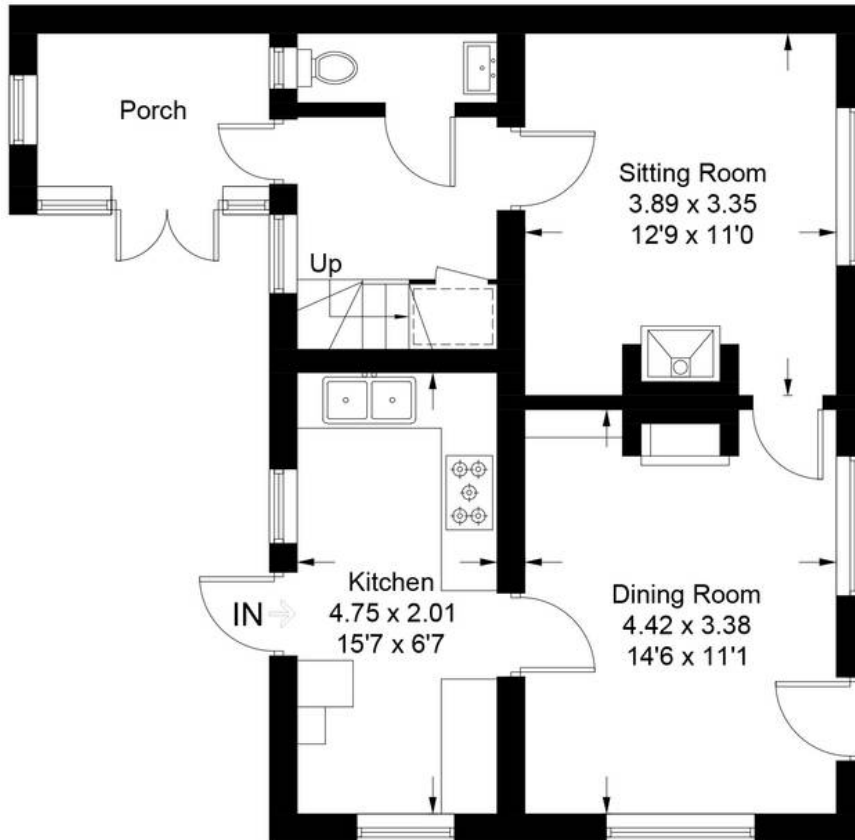
Outbuildings = 21.2 sq m / 228 sq ft

Total = 123.7 sq m / 1331 sq ft

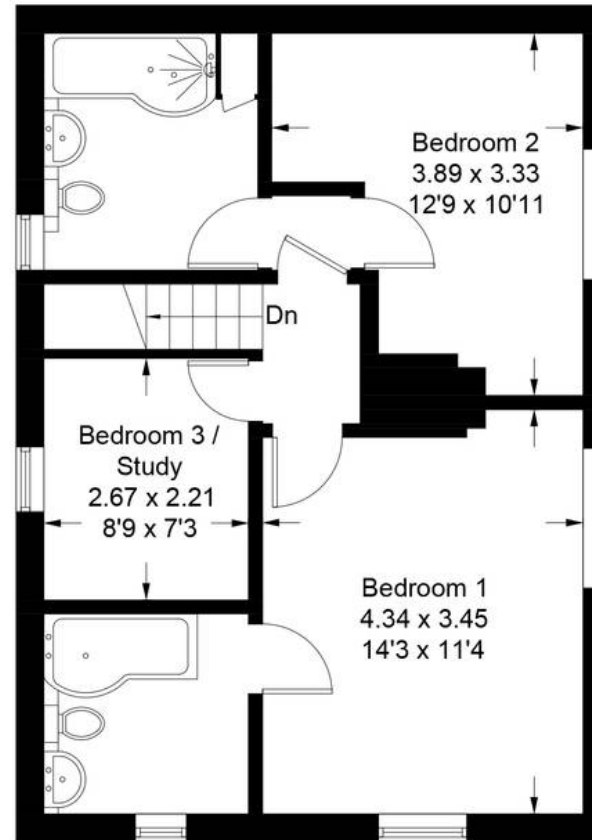
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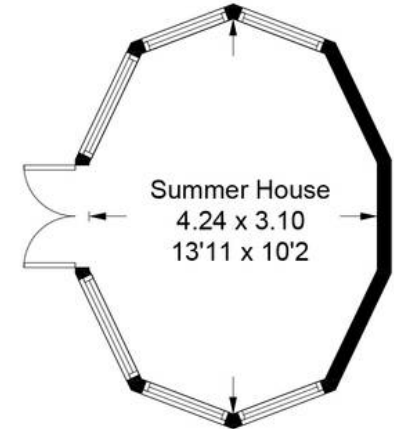
 = Reduced headroom below 1.5m / 5'0



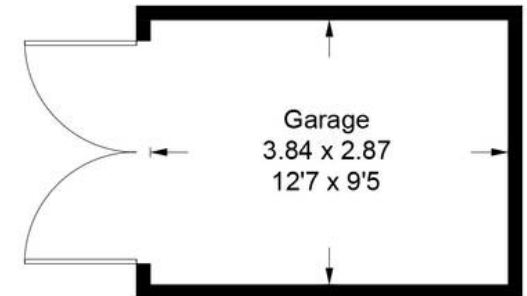
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(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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