



**THE OLD BLACKSMITHS**  
Selsey Road, Donnington, PO20 7PR  
Guide Price: £1,300,000 Freehold

\*\*\*CHAIN FREE\*\*\*



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# PROPERTY SUMMARY

The Old Blacksmiths is a beautifully renovated Grade II detached home, providing around 3,400 sq ft of accommodation (including outbuildings). Set within approximately 1.8 acres of gardens and grounds, the property enjoys far-reaching southerly and westerly views across open farmland, while being just 1.9 miles from Chichester city centre.



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## ACCOMMODATION

On the ground floor the entrance hall features flagstone flooring, a fitted coat and boot recess, and access to a study with its own external door.

The main sitting room combines slate and oak floors, exposed beams, and a central fireplace with wood burner, complemented by fitted bench seating. Dual-aspect windows flood the space with natural light.

The dining room includes oak flooring, exposed brickwork and beams, a second fireplace with seating, and a fitted wine rack. This opens directly into the kitchen/breakfast room, fitted with a wide range of units, quartz worksurfaces, butler sink and Quooker tap. Integrated appliances and a central island with breakfast bar make this a superb space for both family living and entertaining. Three sets of French doors open onto the terrace, while a walk-in larder offers excellent storage and space for an American-style fridge/freezer. A spacious utility/cloakroom provides plumbing for appliances.

Also on the ground floor is a notably large double bedroom (22 ft x 18 ft), currently arranged as a guest suite with shower room (double basin and WC). With its independent access, this room could also serve as an annexe or games room.

On the first floor the landing leads to three further double bedrooms, each with en-suite facilities. The principal and second bedrooms both feature bathrooms with claw-foot bath, separate shower, basin and WC. The third bedroom is served by a shower room with basin and WC. Two of the rooms enjoy open views across farmland.



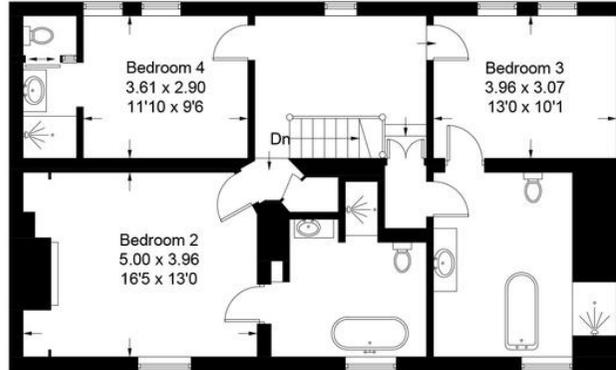
# FLOORPLAN

## The Old Blacksmiths, Selsey Road, PO20 7PR

Approximate Gross Internal Area = 291.9 sq m / 3142 sq ft  
Outbuildings = 22.8 sq m / 245 sq ft  
Total = 314.7 sq m / 3387 sq ft



Produced for Stride & Sons Estate Agent.



First Floor



Ground 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. Created by Emzo Marketing 2025. (ID1243736)





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# OUTSIDE

Outside the property is approached via a gravel driveway with parking for several vehicles. To the side of the house there is an excellent detached store (formerly a garage), measuring 20'2 x 10'6 offering potential for conversion, subject to the usual planning consents.

The west-facing garden has been designed for outdoor living, with a large slate terrace, covered garden bar and glazed partitions, providing shelter while preserving the views. Beyond are sweeping lawns and open grounds extending to around 1.8 acres.



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# LOCATION

Donnington is a small village with its own parish church, lying just south of Chichester and within easy reach of Chichester Marina and the sandy beaches of West Wittering.

Chichester railway station (about 1.9 miles) offers direct services to London in around 90 minutes. Road access to London and the wider south coast is via the A27 and A3.

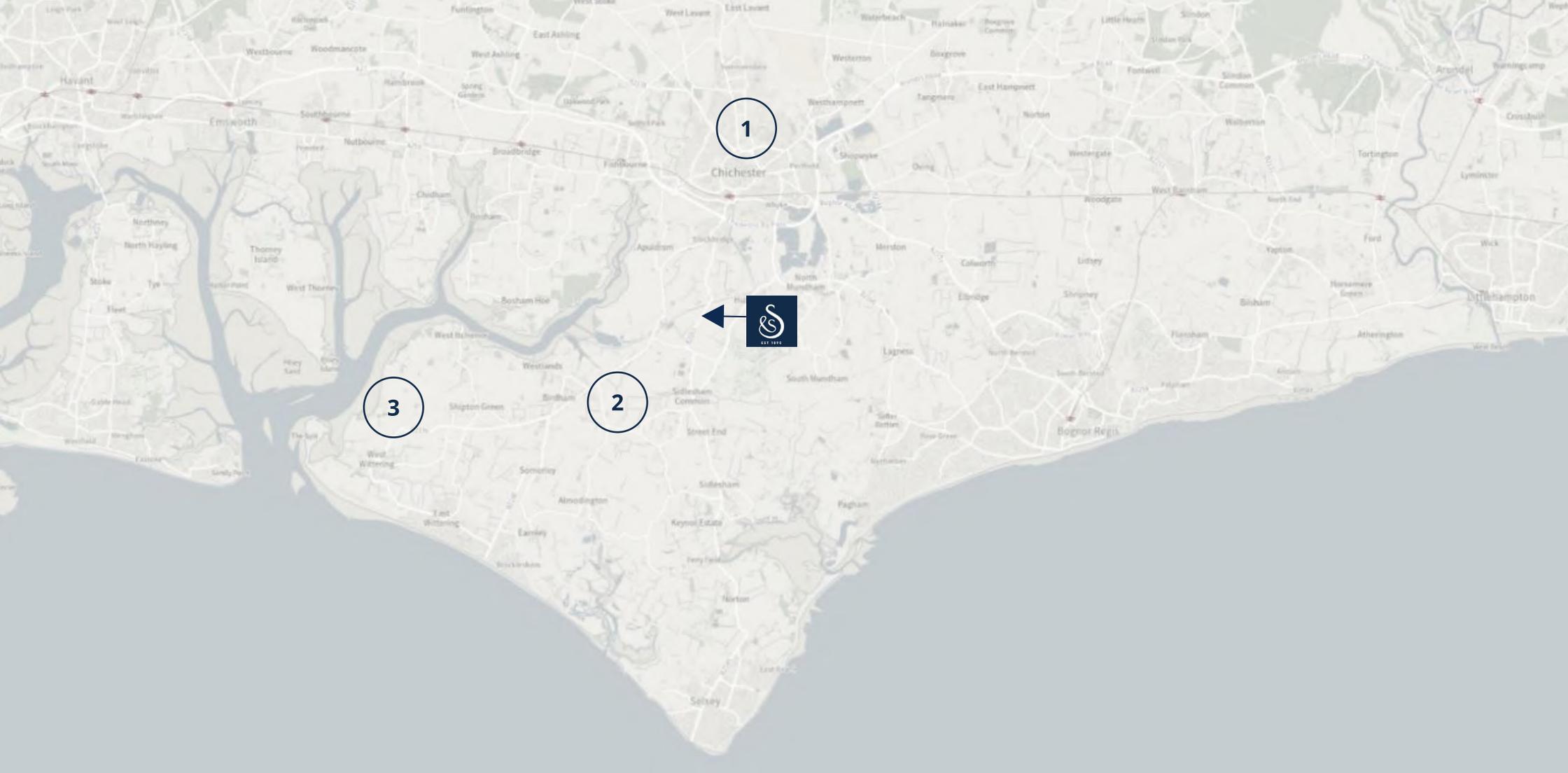
The cathedral city of Chichester offers excellent high-street shopping, many fashionable restaurants, cafes, bars, a leisure centre with swimming pool, sports clubs, cinemas, and is home to the Pallant House Gallery and the renowned Festival Theatre.

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.

The South Downs National Park is within easy reach being only about 3.5 miles to the north, and Chichester Harbour, along with Chichester Marina and Birdham Pool, are located just to the south-west, the harbour being home to several popular sailing clubs.

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.





# LOCAL AREA

- 1 Chichester
- 2 Birdham
- 3 West Wittering

what3words: ///soil.blunt.loitering

- Services: Private drainage to a septic tank. LPG for heating and water.
- Tenure: Freehold
- Local Authority: Chichester District Council
- Council Tax Band: Band G
- Energy Rating: Band E



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These particulars, including text, photographs, and any plans, are intended as a general guide for prospective purchasers and should not be considered as factual statements. They do not form part of any contract.

Any descriptions provided reflect a subjective opinion and should not be taken as definitive facts.

No detailed survey has been conducted, and no services, appliances, or specific fittings have been tested.

All measurements and distances are approximate.

We strongly recommend that prospective purchasers verify any crucial information with the agent, especially if travelling a significant distance for a viewing.

Any reference to planning permission or development potential is given in good faith; buyers should make their own enquiries with the relevant authorities.

Fixtures and fittings not explicitly mentioned in the sales details are excluded from the sale, though some items may be available by separate negotiation.