



Mariners

13 The Spinney, Itchenor. Chichester, West Sussex PO20 7DF

Michael
Cornish

PROPERTY SALES & ACQUISITIONS



PROPERTY

Stunning Detached Bungalow
3 Double Bedrooms
2 Bathrooms (one en-suite)
Entrance hall
Large Utility Room, Cloakroom/wc
Spectacular Kitchen/Dining/
Sitting Room with fireplace

OUTSIDE

Front garden with parking and superb Garage/Workshop
with parking for at least 6 vehicles
and space for a small boat or dinghy
Delightful private rear garden with
Summer House/Home Office

Wonderful countryside walks nearby to the harbour

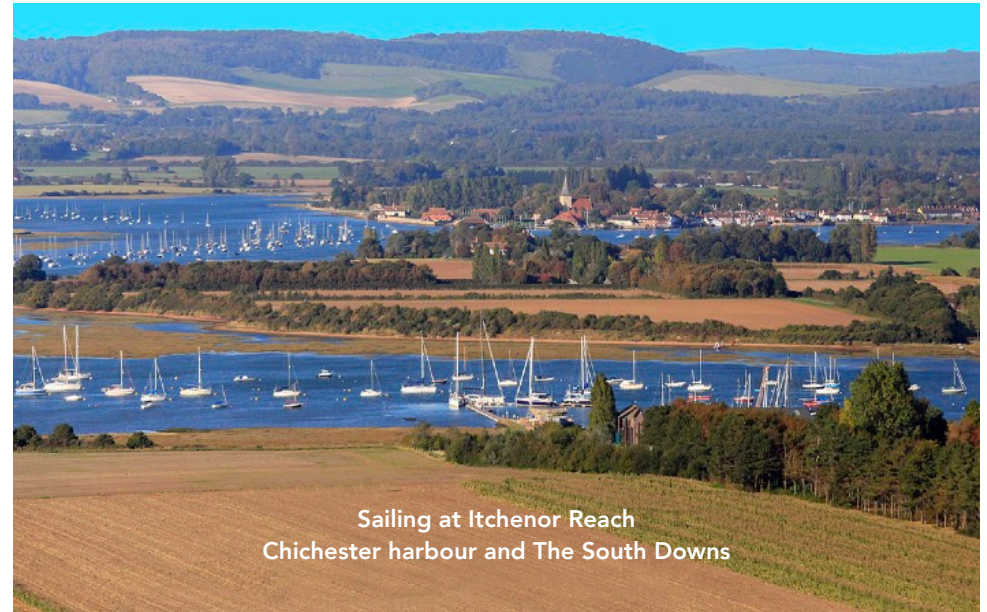
Mariners

13 The Spinney, Itchenor, Chichester, West Sussex

Mariners is a stunning superbly appointed detached bungalow immaculately presented with spacious accommodation and contemporary features, comprising: 3 bedrooms, 2 bathrooms and a stunning kitchen/dining/sitting room, delightful landscaped gardens and grounds, and a detached home office, peacefully located in the heart of a highly sought after sailing village with amazing walks virtually emanating from the doorstep across stunning countryside leading to the harbour.



Sailing opposite Itchenor sailing club



Sailing at Itchenor Reach
Chichester harbour and The South Downs

THE PROPERTY

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ITCHENOR

Itchenor is a highly regarded sailing village with a fascinating history, with a friendly community and the lovely ancient St Nicholas' Church dating to about the year 1180 and there are two of very popular local public houses/restaurants; The Ship near the harbour in the heart of the village near the sailing club and The Lamb on the Chichester/West Wittering Road. This very desirable harbour side village is surrounded by farmland much of which is protected and designated an Area of Outstanding Natural Beauty, located about 3 miles from the amazing sandy beach at West Wittering and about 6 miles south of the historic city of Chichester. West Itchenor dates from the Roman era and was subsequently resettled by the Anglo Saxons and takes its name from the chieftain Icca, who laid claim to its shoreline, originally known as *Iccanore* ('Icca's shore'), which translates as 'Icca's Landing Place', the name of which eventually became 'Itchenor' during about the 12th century. Just over a mile to the north of the village there is a Nisa/Co-op general store and a Shell fuel station incorporating a mini Waitrose store.



WEST WITTERING

West Wittering is about 3 miles to the south and is a highly regarded coastal village with a beautiful sandy beach stretching miles and there is a long established sailing club and there is a vibrant friendly community with a variety of local shops that provide for the majority of every day needs, nearby horse riding, stables and lovely surrounding open countryside. Further facilities include: public tennis courts, a popular pub/restaurant The Witterings, and a popular small cafe The Landing. St Peter and St Paul's Parish Church is located in the heart of the village and there is Primary School. There is large cafe/restaurant close to the beachfront. The nearby village of East Wittering is about 2 miles and has a modern Medical Centre and a Dental Surgery and excellent shopping centre, which has a wide variety of independent shops, a choice of cafes and restaurants and larger stores, including the Co-op and Tesco supermarkets.



CHICHESTER

Chichester city centre is situated about 6 miles to the north was founded by the Romans during the first century AD and the surrounding areas are steeped in history, with a number of fascinating archaeological remains from the Roman Conquest such as the existing remains of the tall defence walls, which now provide a walk through the city. Much of the shopping centre is accessed through level pedestrianised areas leading to the well preserved and beautiful Chichester Cathedral founded in 1075. The City has beautifully kept parks and 'The Ship Canal' from the city Basin is navigable for about 2 miles by canoe and rowing boats to Donnington and a further 2 miles of walks along the canal leading to Chichester and Birdham Marinas. About a mile from the city there is the Nuffield Hospital (private patients) and NHS St Richard's Hospital. There are a wide variety of amenities including: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club, rugby football club. Goodwood Hotel and luxury health club with spa, indoor swimming and gym. Other attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. Schools locally and accessible from Chichester include; Chichester University, Chichester Free School, Chichester High School, Bishop Luffa, Oakwood, Prebendal (and Cathedral Choir school), Great Ballard, Slindon College, Dorset House, Seaford College, Bedales Petersfield, The Portsmouth Grammar school and south of Goodwood there is Westbourne House.



GARDENS & GROUNDS

Mariners is approached from a private road in a peaceful cul-de-sac leading into a gravel driveway, which leads through a double gated and further parking area and garage, all of which provides parking for about 6 vehicles and a small dinghy/boat. At the rear of the property there is a wonderful beautifully kept landscaped secluded garden with a neat level lawn, patio area and flower borders, hedges, raised vegetable garden and an excellent octagonal shaped timber summer house/home office with light and power and a garden store.

Lovely countryside walks nearby to the harbour





COASTAL & COUNTRY PURSUITS

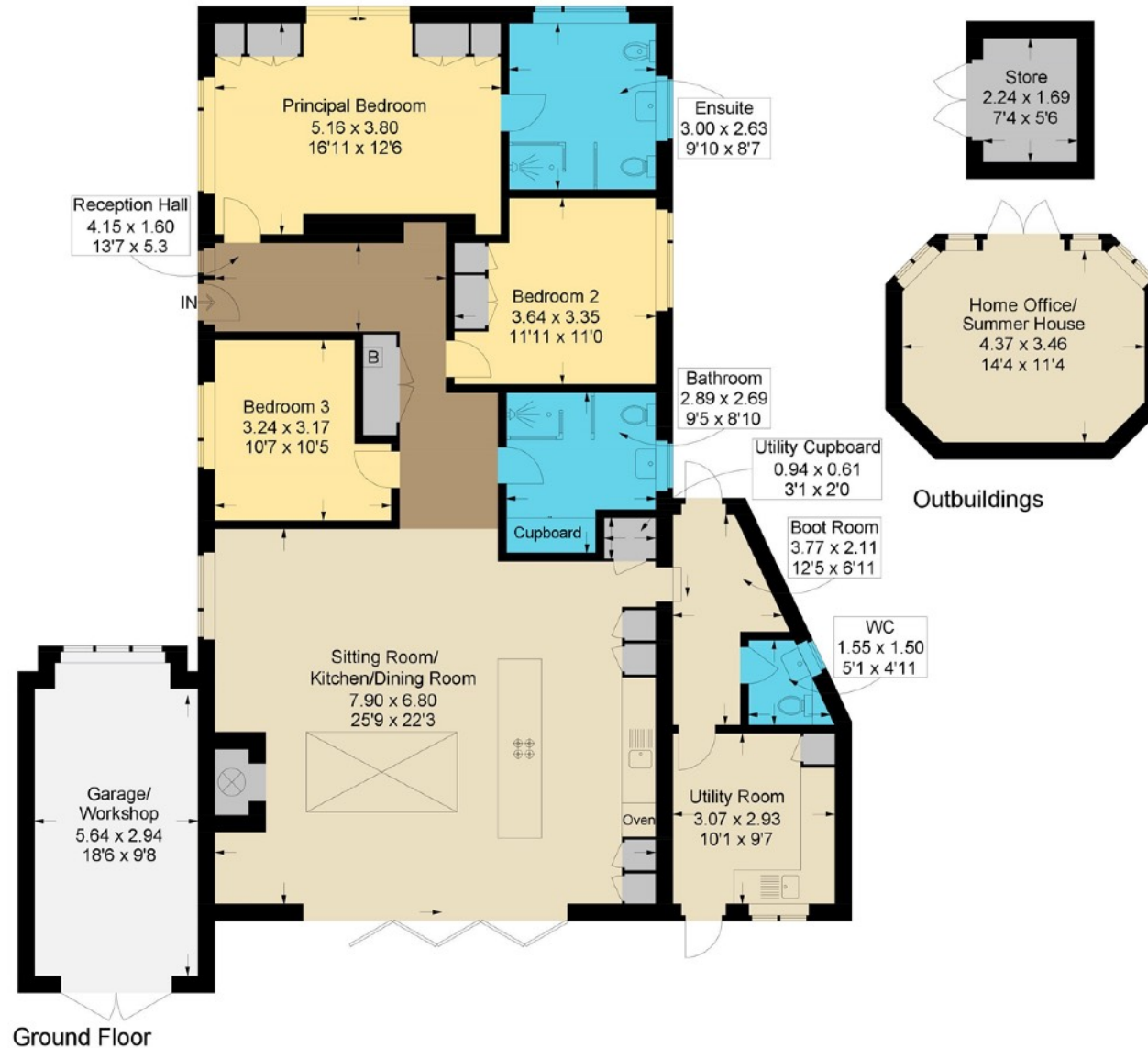
Chichester is renowned for its sailing amenities and attractions including: the Goodwood Festival of Speed and Goodwood Revival motoring events, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. Golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside is an Area of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways. There are miles of sandy beaches at the Witterings, which has been awarded the 'Blue Flag' international status for excellence. A few miles to the south east is Bracklesham Bay a designated area of Special Scientific Interest for wild life and with a lovely beach it's ideal for bathing in the sea, as many people do who belong to the Bracklesham Bay Bluetits, who regularly meet for a healthy dip in the sea. The RSPB nature reserve is situated at Pagham Harbour. Chichester has about 17 miles of harbour channels leading out to The Solent, and thousands of moorings and berths with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), Thornham Marina, Sparkes Marina and Northney Marina at Hayling Island and 14 sailing clubs. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Castle, Fishbourne Roman Palace, Stansted Park House, Petworth House and Goodwood House.

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Approximate Gross Internal Area = 164.6 sq m / 1772 sq ft

Outbuildings = 18.4 sq m / 198 sq ft

Total = 183 sq m / 1970 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Goodwood Racecourse



Goodwood Revival



Chichester Marina



West Wittering beach



COMMUNICATION TRAVEL LINKS

Chichester mainline rail station fast links to London/Waterloo via Havant (95mins) and London/Victoria (96mins). The A3 (M) motorway is about 18 miles to the West, connecting to the M25 Junction 10 and to central London/Westminster (76miles) and airports at Heathrow (72miles) or alternatively Gatwick via A27/A24 (48miles). Southampton International airport (38miles), Portsmouth (20miles), both cities have ferry services to the Isle of Wight, The Channel Isles and Europe. Distances are approximate and times may change.

SERVICES: Mains electricity, gas, water and drainage

Council Tax Band: F Year 2025/26 £3,405.86 **EPC Rating:** C

Tenure: Freehold

Private Road: SPINNEY (MANAGEMENT) LIMITED: 2024/25: £225

LOCAL AUTHORITY: Chichester Council 01243 785166



Brochure:

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Viewing by Appointment

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Itchenor sailing club

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