



Church Hill Cottage

Itchenor Road, Itchenor, Chichester, West Sussex PO20 7DL

Michael
Cornish

PROPERTY SALES & ACQUISITIONS





Church Hill Cottage

Itchenor, Chichester, West Sussex

A rare opportunity to acquire a superbly presented Detached house with a large Annexe, in all about 3,950 sqft, located in the heart of this highly desirable sailing village, set in delightful secluded gardens and grounds with a tennis court and swimming pool, in all about 1.25 acres

PROPERTY

Detached House

4 Bedrooms, 2 Bathrooms (one en-suite)
Entrance hall, Cloakroom/WC
Modern Kitchen/Breakfast/Dining Room, Utility Room
Sitting room, Two further Receptions

Detached Annexe:

2 Bedrooms, 2 Bathrooms, Sitting room/Kitchen area

OUTSIDE

Gated driveway and parking for at least 6 vehicles
Large Double Garage,
Tennis court and Swimming pool
Pool room and shower room/wc
Beautifully landscaped private gardens and grounds
with a south and westerly rear aspects

In all, set in about 1.25 acres

Wonderful countryside walks nearby, within reach of the sailing club

THE PROPERTY

Church Hill Cottage is a charming detached house with spacious accommodation combining contemporary lifestyle with character features, set in delightful gardens and grounds located in a highly desirable sailing village, with amazing walks that virtually emanate from the doorstep across stunning countryside leading to the harbour and sailing club. The house was extended during 2023 creating a large tall vaulted ceiling to the double aspect kitchen/dining room with wonderful views over the gardens and grounds. The main house is approx. 2,335 sqft and the Annex is approx. 1,615 sqft. The house sits centrally well back on its plot with an excellent degree of privacy not overlooked and peaceful with south and westerly aspects. Located within an area of Outstanding Natural Beauty and adjoining Itchenor conservation area. The spectacular gardens and grounds are a rare special feature of Church Hill Cottage approached through an electrically operated five bar timber gate leading to an extensive driveway with plenty of parking for at least 6 vehicles and space for boats and dingy's. The grounds are slightly elevated from Itchenor road and wrap round the house with a vast expanse of neatly kept level lawns leading to a Tennis court on the souther side and on the west side a superb Swimming pool, pool room and shower room/wc. The gardens are beautifully landscaped private gardens and grounds with a south and westerly rear aspects with a high degree of privacy.







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, Dental Surgery and excellent shopping centre, which has a wide variety of independent shops, Co-op, Tesco, cafes and restaurants.



CHICHESTER

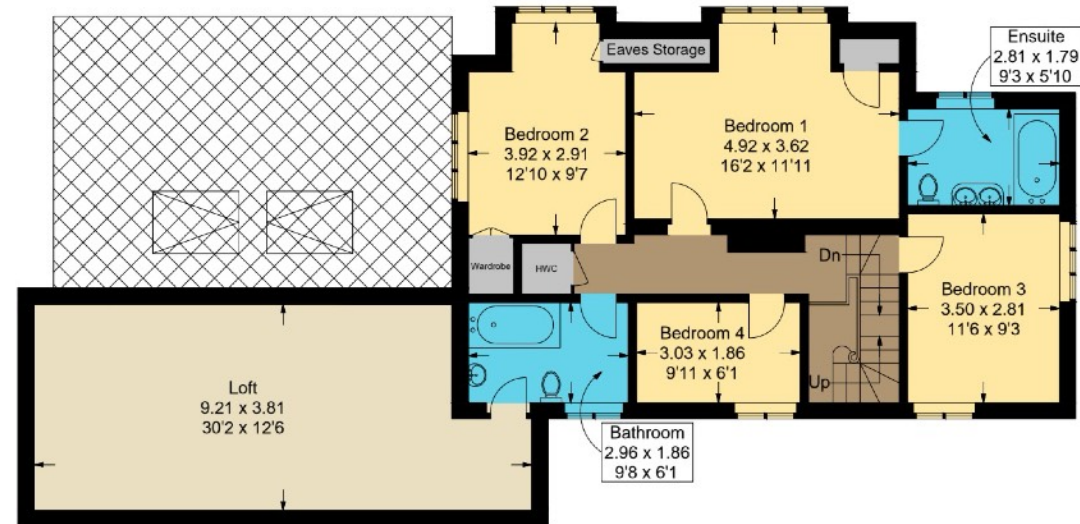
Chichester city centre is situated about 6 miles to the north was founded by the Romans during the first century AD and the surrounding areas are steeped in history, with a number of fascinating archaeological remains from the Roman Conquest, existing remains of defence walls provide a walk through the city. Much of the shopping centre is accessed on level pedestrianised areas leading to the well preserved 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 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, south of Goodwood there is Westbourne House.

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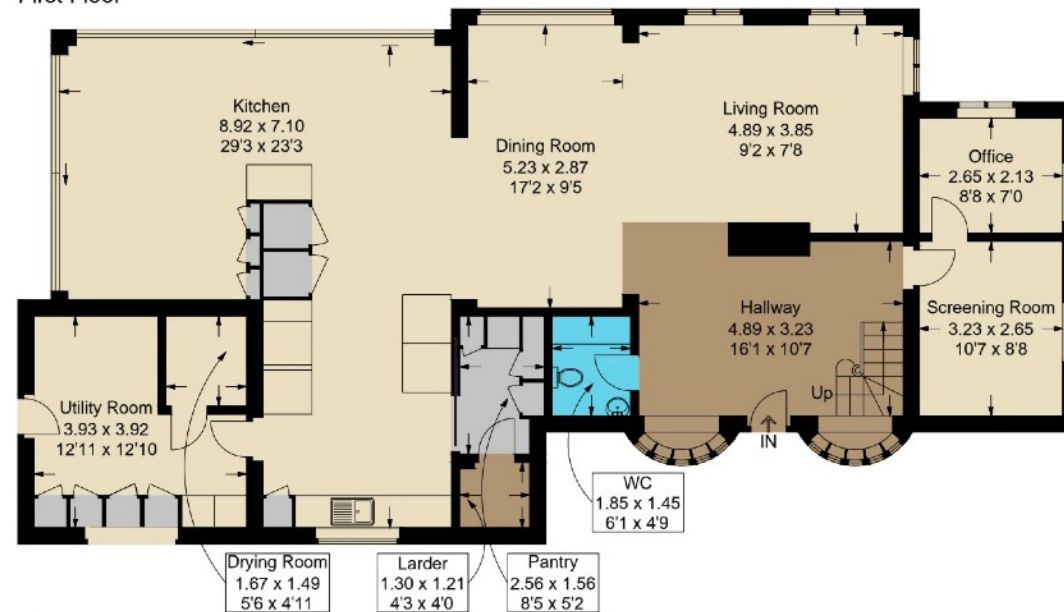
Approximate Gross Internal Area = 217 sq m / 2336 sq ft

Annexe = 150 sq m / 1614 sq ft

Total = 367 sq m / 3950 sq ft



First Floor



Ground Floor

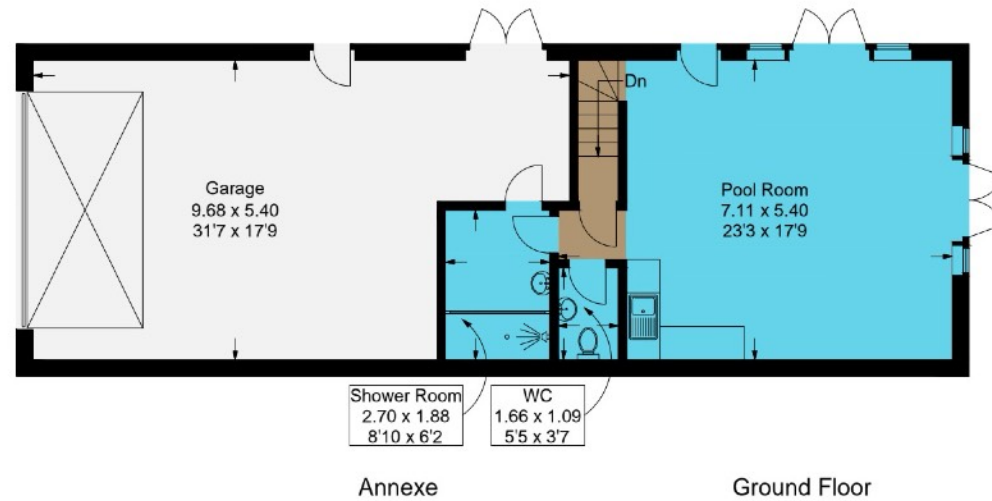
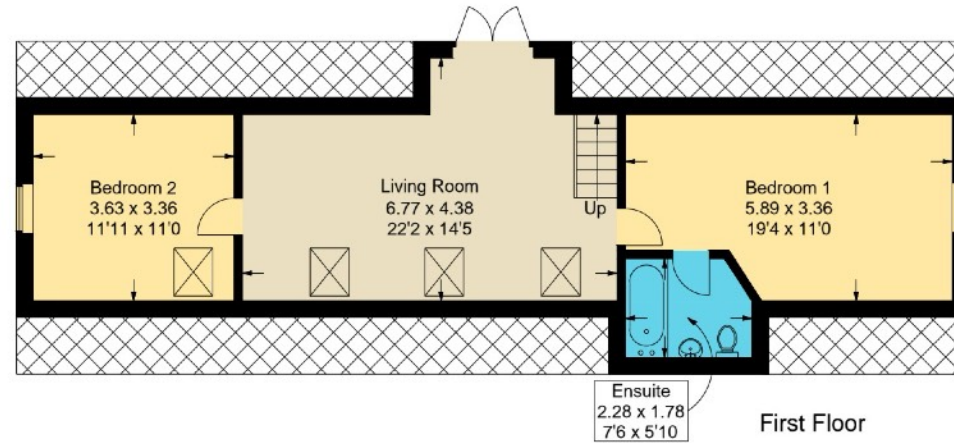
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Goodwood Racecourse



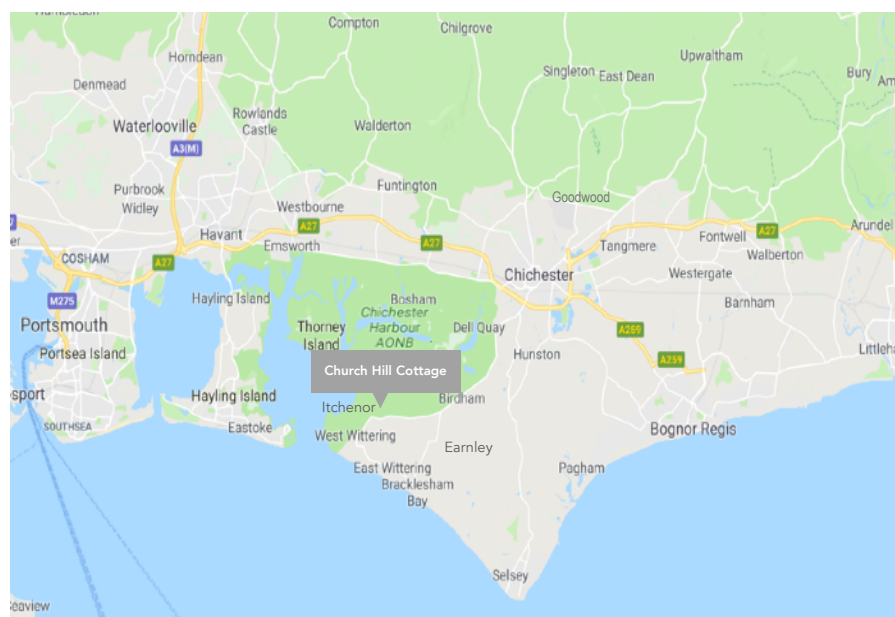
Goodwood Revival



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, water, drainage, gas central heating.

Council Tax Band: Main House Tax Band: F Year 2026/27 £3,567

EPC's: Main House: C and Annexe: C

LOCAL AUTHORITY: Chichester Council 01243 785166



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Viewing by Appointment

Michael Cornish - Chichester

M: 07917 428464

W: 01243 790656

property@michaelcornish.co.uk

www.michaelcornish.co.uk

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