



Strettington House
Strettington, Chichester, West Sussex, PO18 0LA

Strettington House

Occupying a generous plot and enjoying spectacular downland views towards Chichester Cathedral, is this handsome late Georgian family house. Set in an extremely advantageous location, this substantial home offers 6 bedrooms, extensive ground floor accommodation and a plethora of out buildings set within the 1 ½ acre Grounds. Guide Price £1,550,000 Freehold

Freehold · 6 bedrooms · 3 bathrooms · 4 reception rooms · Tennis court · Large garden

Description

This handsome property, originally owned by the Goodwood Estate, was sold for the very first and only time in 1979, when it was sold to the current vendors. Modified and extended by the present owners, it is now a comfortable family house, providing well proportioned rooms whilst retaining the character one might expect of the period, including open fireplaces, stone flagged entrance hall and elegant staircase. An extension carried out by the present owners has created a splendid family/dining room which including the kitchen is some 25' x 22' overall. This makes an ideal area for entertaining, with an impressive vaulted bay having large double doors opening directly onto the terrace and gardens beyond.

The bedroom accommodation is arranged over 2 floors and includes a principal bedroom suite with dressing room and bathroom. The gardens face predominantly south, with the hard tennis court arranged to the west adjoining the farmland beyond. A useful range of outbuildings includes a garage, wood store and garden studio, which could be converted into a home office if required.

Location

The small hamlet of Strettington is situated some 3 miles to the north of Chichester surrounded by open farmland close to the foot of the South Downs and on the edge of the Goodwood Estate. It is ideally located for access to local schools nearby



Goodwood Country Club, Chichester and the coast. Locally the nearby villages of both Boxgrove and Lavant provide a village shop/post office and more comprehensive amenities can be found in the cathedral city of Chichester itself. The surrounding area provides a wide range of sporting and recreational facilities, in particular nearby Goodwood is home to some of the best facilities in the country, including golf, horse racing and its' country club which includes gym tennis court and swimming pool.

In recent years Goodwood has become increasingly well known for its' annual Festival of Speed and the revival of its historic motor circuit. The Kennels at Goodwood, its' new members club, includes a restaurant serving food from its' own organic farm.

Elsewhere other recreational activities include sailing and windsurfing from Chichester Harbour and along the beaches of the south coast, while the nearby South Downs provide many footpaths and bridle paths with opportunities for mountain biking, walking and horse riding. Communications are good with the A27 providing vehicle access along the south coast to Portsmouth and Brighton. There are several choices of vehicle access to London, the closest is probably the A285 via Petworth to the A283, joining the A3 at Milford. A mainline station is located at Chichester providing a regular service to London Victoria in about 1 hour 45 minutes and to Gatwick in about 1 hour 10 minutes.











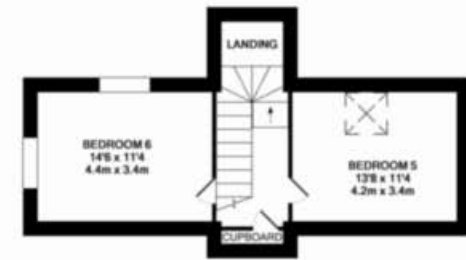
CELLAR
APPROX. FLOOR
AREA 19.3 SQ.M
(195 SQ.FT.)



GROUND FLOOR
APPROX. FLOOR
AREA 154.7 SQ.M
(1669 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 115.7 SQ.M
(1258 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 40.0 SQ.M
(430 SQ.FT.)

TOTAL APPROX. FLOOR AREA 320.6 SQ.M. (3448 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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. The services, systems and appliances shown have not been tested and no guarantee as to their suitability or efficiency can be given.
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Services

Water, electricity are connected. Oil fired central heating.
Please note that none of the services or appliances have been tested by Pegasus.

Council Tax

Council Tax: Band G

Reference

PEG STRETT

Viewings by appointment only

Please contact Pegasus on 01903 884545 or call into our office to arrange a viewing of this property.



Pegasus Properties

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