



Knighton Grange Cottage, Nyton Road, Westergate,  
Chichester, West Sussex

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP







# Knighton Grange Cottage, Nyton Road, Westergate, Chichester, West Sussex PO20 3UL

A charming five bedroom Grade II listed cottage of c. 3,000 sq ft with a wealth of elegant accommodation and set in almost 1.5 acres

A27 1.2 miles, Barnham mainline station 1.8 miles (1 hour 26 minutes to London Bridge), Chichester city centre 5 miles

Drawing room | Dining room | Study/hobbies room | Kitchen/breakfast room | Utility Cloakroom | 5 double bedrooms, 2 en suite Shower room | WC | Double garage/play room Tennis court | Extensive grounds and gardens EPC Rating E

## The property

Knighton Grange Cottage is a delightful Grade II listed property with enormous character featuring five double bedrooms and almost 3,000 square feet of beautifully presented accommodation on varying levels, and picturesque garden views from all windows.

Outside there are attractive period elevations including cobbled stone and red brick with charming thatched roof above.

Inside, the features include exposed timber beams and huge inglenook fireplaces which sit comfortably alongside elegant, understated modern fittings and styling.

The ground floor entrance vestibule opens on to very well-proportioned drawing and dining rooms, both of which have impressive brick-built fireplaces and ceiling beams and there is underfloor heating in the dining room. The splendid 27ft kitchen and breakfast room has plenty of storage, Neff appliances, a central

island with a breakfast bar and a stainless steel range cooker. The adjoining utility room has space for further appliances and storage. There are two double bedrooms on the ground floor, both en suite, with one having a beautiful window seat and garden access. The bathroom with walk in shower and a separate w.c. are located up a few steps on this level. On the first floor there are 3 further generous bedrooms in addition to the study/hobbies room.

## Outside

At the front of the property, a sensor-operated 5 bar gate opens on to the gravel driveway and double garage before sweeping round to the additional parking area. The garage is currently used as a play room, but could be used for parking, storage or workshop use.

The extensive grounds of almost 1.5 acres include lawned areas to the front, side and rear of the house with various established shrubs and mature specimen and fruit trees, well-stocked border flowerbeds, paved pathways, seating areas and a tennis court.

## Location

The sought-after West Sussex village of Westergate lies five miles to the east of Chichester, surrounded by beautiful rolling countryside. Between Westergate and its neighbouring village of Eastergate, there are several everyday amenities, including a local shop, a pub, a doctor's surgery and a primary and secondary school.

Further amenities can be found in nearby Barnham, including the outstanding-rated secondary, St Philip Howard Catholic School, while the A27 provides easy access to historic Chichester, which offers superb shopping, leisure and cultural facilities, in addition to a choice of supermarkets. For lovers of the great outdoors, the beautiful countryside of the South Downs National Park is close-at-hand, while the Sussex coast is also within easy reach. There is a mainline station at Barnham, which provides direct services to London Bridge and London Victoria (approximately 1 hour 30 minutes).













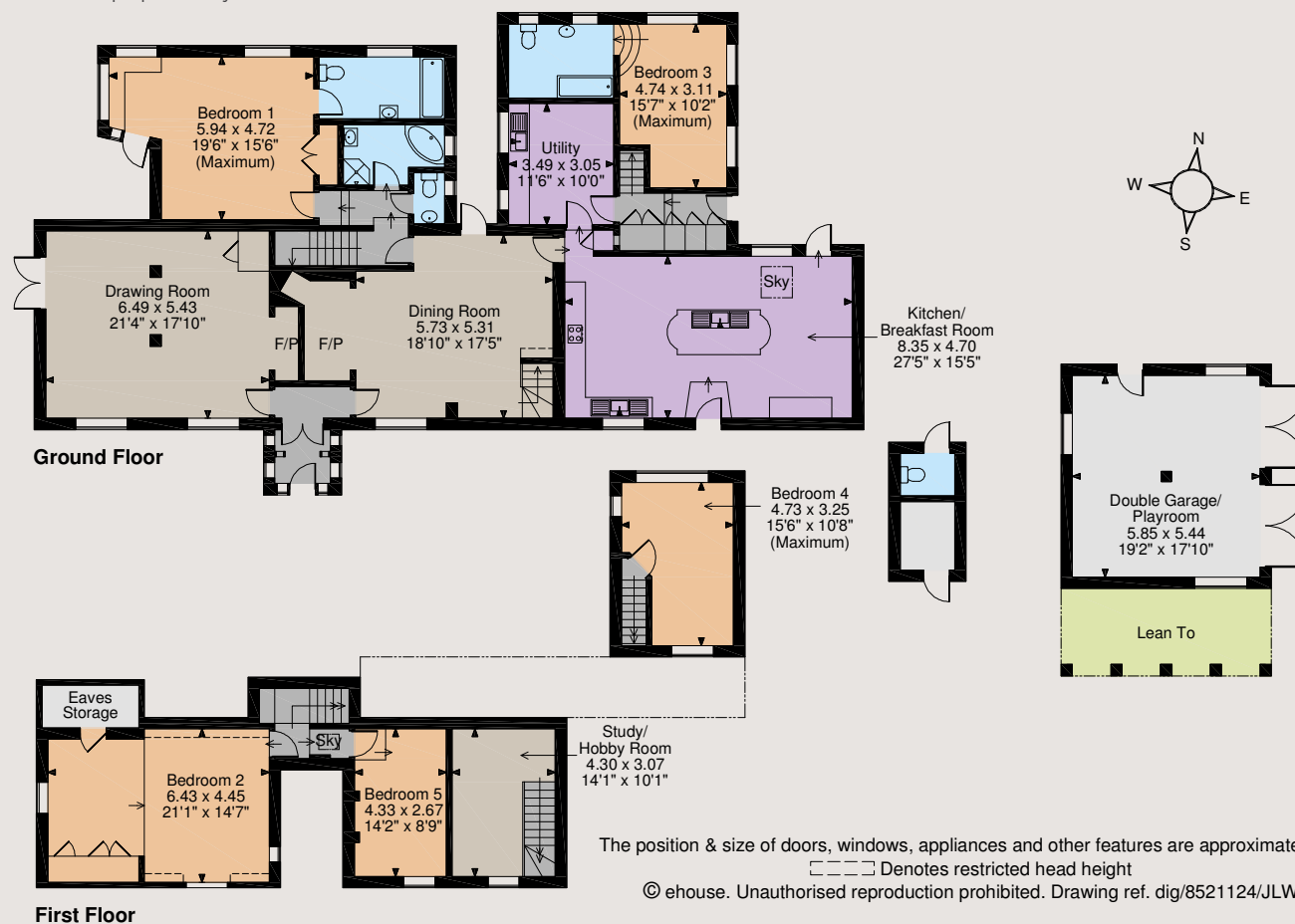






## Floorplans

Main House internal area 2,968 sq ft (276 sq m)  
Garage/Playroom internal area 343 sq ft (32 sq m)  
Outbuilding internal area 57 sq ft (5 sq m)  
For identification purposes only.



## Directions

From Chichester, take the A27 heading towards Brighton, and follow the A27 for three miles, before turning right onto Nyton Road/B2233. Continue on Nyton Road for just over a mile, into Westergate, and you will find the property on your left-hand side.

## General

**Local Authority:** Arun District Council  
**Services:** Mains electricity, water and drainage.  
Oil fired central heating  
**Council Tax:** Band G  
**Tenure:** Freehold  
**Guide Price:** £1,195,000

## Chichester

31 North Street, Chichester PO19 1LY

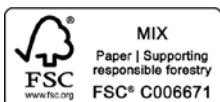
**01243 832600**

chichester@struttandparker.com  
struttandparker.com

[@struttandparker](https://www.facebook.com/struttandparker)

[/struttandparker](https://www.facebook.com/struttandparker)

Over 45 offices across England and Scotland, including Prime Central London



For the finer things in property.



**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken September 2022. Particulars prepared September 2022. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited