





Sheepwash House


Sheepwash Lane, West Wittering


A detached 4 bedroom property with swimming pool set in over 2.8 acres in a highly desirable location


A handsome double-fronted period family home offering well-presented accommodation, sensitively combining modern amenities with a wealth of period features. The property It is located on the northern fringes of a sought-after coastal village, near to local amenities and the sandy beach.


**2 RECEPTION ROOMS**


**4 BEDROOMS**


**2 BATHROOMS
1 CLOAKROOM**


**GARAGE & OUTBUILDING**

**2.88 ACRES**

**FREEHOLD**

**RURAL/
VILLAGE**

**1,985
SQ FT**

**GUIDE PRICE
£1.95M**



The property

Sheepwash House is a handsome double-fronted detached family home set within an Area of Outstanding Natural Beauty, and offering almost 2,000 sq ft of light-filled flexible accommodation with wonderful views from all rooms. Configured to provide an elegant and practical living and entertaining environment and maximising the stunning views, the property sensitively combines quality fixtures and fittings with period features including casement glazing, a wealth of exposed wall and ceiling beams across the ground floor and some original fireplaces. The accommodation flows from a porch and small entrance hall and briefly comprises a large L-shaped triple aspect family/sitting room with exposed wooden flooring, a rear aspect bay window, window seating, a feature fireplace with woodburner and bi-fold doors to the side terrace and swimming pool beyond. A door opens to a rear hall with a useful cloakroom and a door to the rear terrace. On the opposite side of the entrance hall, a spacious dual aspect dining room has exposed wooden flooring, built-in storage, a feature fireplace with woodburner,

space for a large table and double doors to a generous triple aspect kitchen/breakfast room with space for a table and a stable door to the rear terrace. Stairs rise from the rear hall to the first floor, which provides a dual aspect principal bedroom with an en suite shower room, three further double bedrooms, all four with fitted storage, and a spacious family bathroom with freestanding bath and separate shower enclosure.

Outside

Set behind brick walling on an 2.88 acre plot, the property is approached through double wooden electric gates and is served by a security entry system. The block-paved driveway provides private parking and access to a detached brick-built outbuilding comprising a tandem garage and an external store. The garden surrounding the property is laid mainly to lawn interspersed with specimen trees and bordered by mature hedging and trees. It features numerous seating areas, a vegetable garden with raised beds, a fruit cage, and fruit trees as well as a Victorian-styled T-shaped Alitex greenhouse and a garden store.







Outside (continued)

With generous paved side and rear terraces, the gardens are ideal for entertaining and al fresco dining and enjoy views from all aspects over the property's acreage of stock-fenced pasture and the surrounding countryside.

Location

Sheepwash House is situated just a short distance from the village of West Wittering, with its church, village shops, pubs, beach café, restaurant, primary school, cricket club,, award-winning sandy beach and sailing club exclusively available to residents. Further local facilities include several golf courses, excellent sailing from Itchenor Sailing Club and the marinas at Chichester and Birdham, and the Goodwood Estate's golf course, race course, motor circuit and aerodrome. Chichester offers a wide range of shops, art galleries, restaurants, and the iconic Festival Theatre. Transportation links are excellent: Chichester mainline station provides service to London Victoria via Gatwick and to Waterloo via Havant, and the A27 gives access to the A3(M), M27, M25 and London.



Distances

- West Wittering 0.4 mile
- West Wittering Beach 1.2 miles
- A27 (Chichester Bypass) 6.1 miles
- Chichester 7.4 miles
- Portsmouth 21.8 miles
- Southampton Airport 37.4 miles
- Central London 86.2 miles

Nearby Stations

- Chichester
- Fishbourne
- Bosham
- Nutbourne

Key Locations

- West Wittering Beach
- West Wittering Estate
- East Head (National Trust)
- Chichester Harbour National Landscape
- Chichester Cathedral

- The Novium Museum, Chichester
- Pallant House Gallery
- West Dean Gardens
- Pagham Harbour Nature Reserve (RSPB)
- South Downs National Park
- Arundel Castle
- Goodwood House & Estate
- Weald & Downland Living Museum

Nearby Schools

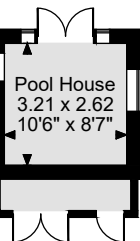
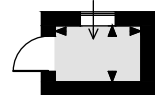
- West Wittering Parochial CofE School
- East Wittering Primary School
- Birdham CE Primary School
- Sidlesham Primary School
- Bosham Primary School
- Chidham Parochial Primary School
- Southbourne Infant School
- Southbourne Junior School
- Fishbourne CofE Pri
- Bishop Luffa School
- Portsmouth Grammar School
- Chichester Free School



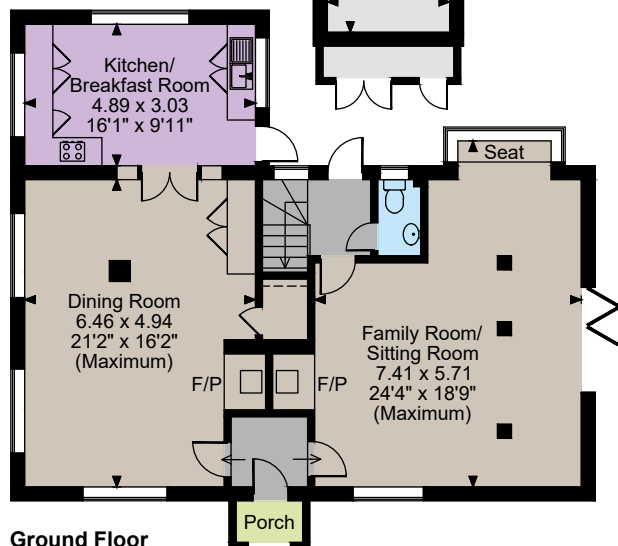




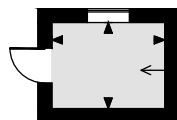
Garden Store
1.83 x 1.20
6'0" x 3'11"



Pool House
3.21 x 2.62
10'6" x 8'7"



Ground Floor

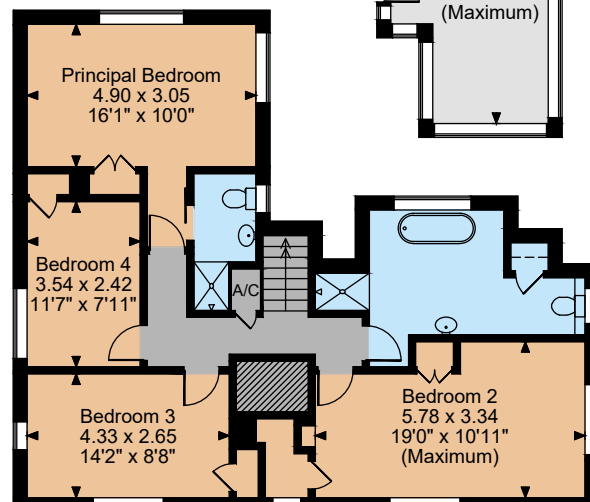


Garden Store
2.42 x 1.84
7'11" x 6'0"

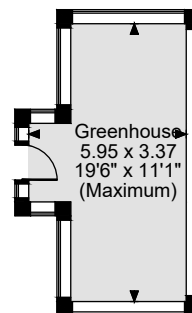
The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

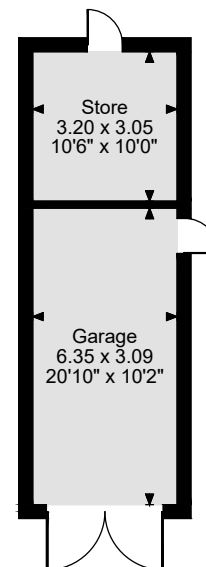
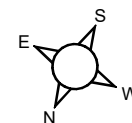
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First Floor



Greenhouse
5.95 x 3.37
19'6" x 11'1"
(Maximum)



Store
3.20 x 3.05
10'6" x 10'0"

Garage
6.35 x 3.09
20'10" x 10'2"

Floorplans

Main house internal area 1,985 sq ft (184 sq m)

Garage internal area 211 sq ft (20 sq m)

Outbuildings internal area 454 sq ft (42 sq m)

Total internal area 2,650 sq ft (246 sq m)

For identification purposes only.

Directions

PO20 8QN

what3words: ///masterful.heaven.patch - brings you tot the driveway

General

Local Authority: Chichester District Council

Services: Ground mounted 5kw solar panels. Mains electricity, calor gas, mains water, private drainage. We understand that the drainage system may not comply with current legislation. Further information is being sought.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: F

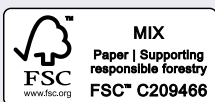
Tenure: Freehold

Chichester

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