

Winnow Cottage, Aldingbourne Drive, Crockerhill, PO18 0LQ

Guide Price **£785,000**

Henry Adams
estate agents

Winnow Cottage

Crockerhill, Chichester

This stunning three bedroom single storey residence is nestled within an idyllic semi-rural setting, offering captivating views. The property boasts a meticulously landscaped garden, encompassing tranquillity and beauty.

Impeccably presented throughout, this home features versatile accommodation that perfectly balances tasteful modernisation with the original charm and character of the property, which includes a pretty flint and brick front elevation. A sympathetic extension has been added to the rear which has created a dual aspect kitchen/dining room which enhances the living space and has an attractive vaulted ceiling with timber beams. Beautiful views over open countryside are afforded from this room as well as direct access to the landscaped garden.

All bedrooms also enjoy pleasant views towards countryside and the principal bedroom has the added benefit of a walk-in wardrobe. A roll-top bath with claw feet in the bath/shower room is a nod to luxurious relaxation.

In conclusion, this property is a vision of refined living, perfectly positioned in a serene location with breathtaking views. Meticulously maintained and thoughtfully designed, this residence is an embodiment of comfort, style, and charm.









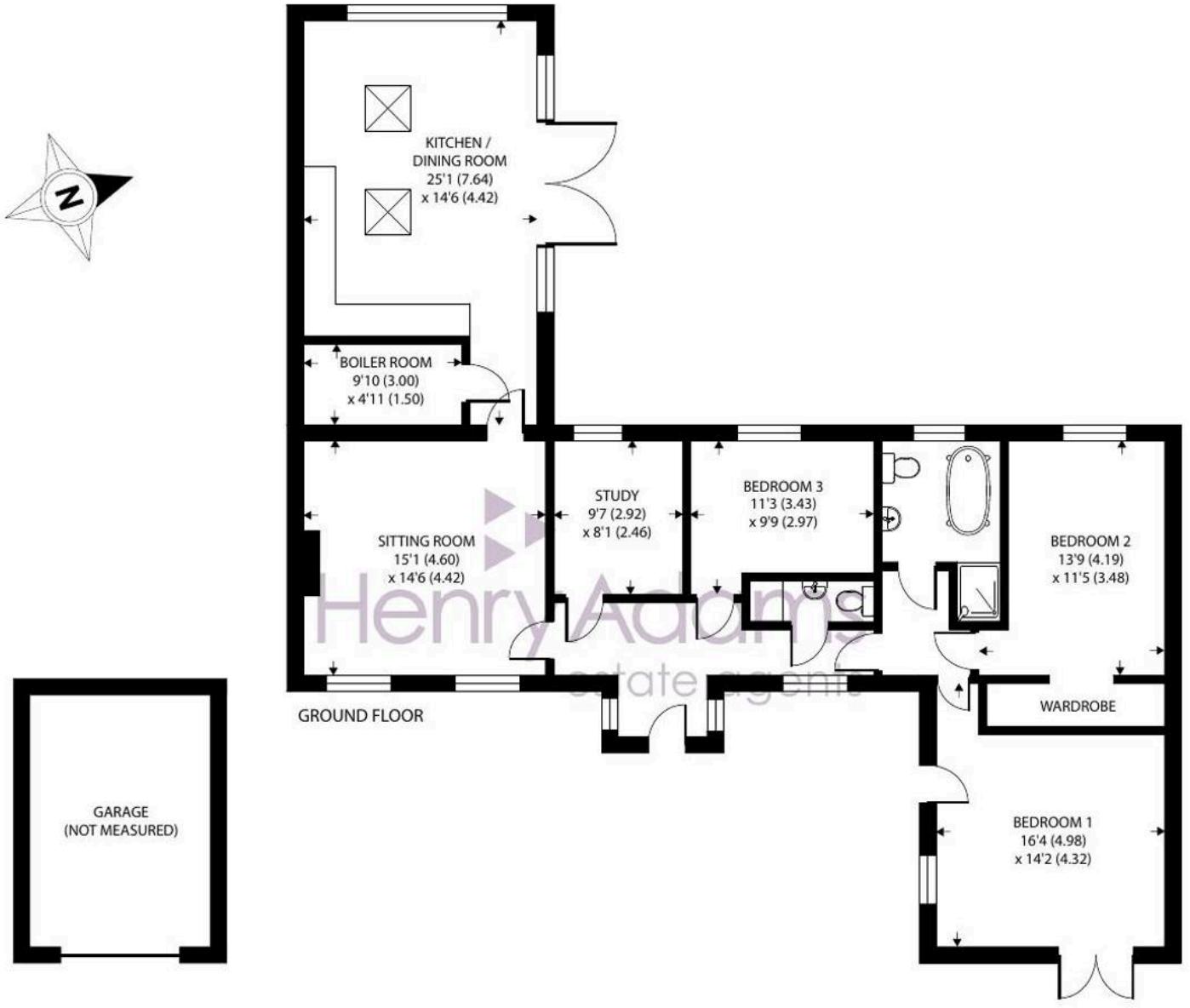












Winnow Cottage, Aldingbourne Drive, Crockerhill, Chichester

Approximate Area = 1409 sq ft / 130.8 sq m

For identification only - Not to scale

RICS Certified Property Measurer

Location - Situated in a semi-rural location approximately five east of Chichester, the hamlet of Crockerhill is surrounded by beautiful countryside of the South Downs National Park and nearby Goodwood Estate hosts an exciting flat racing calendar including the prestigious 'Qatar Goodwood Festival', as well as International motor racing events such as the 'Festival of Speed' and 'Goodwood Revival'. The picturesque Area of Outstanding Natural Beauty that is Chichester Harbour is on the doorstep and is a popular hub for sailing and other water sports with its direct access to the Solent. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria.

Directions - From Chichester proceed east on the A27 and proceed over the Boxgrove/Tangmere roundabout. After a short distance turn left (signed posted Great Ballard School, Eartham, Crockerhill) and then right into Aldingbourne Drive (signposted Aldingbourne House). Follow the road for half a mile, passing Aldingbourne House on your right. The property is at the end on the left. What3words - rust.amplified.shaped

Arun District Council - 26/27 Tax Band F £3,574.36 EPC-D

Tenure: Freehold









Henry Adams - Chichester

Henry Adams LLP, Rowan House Baffins Lane - PO19 1UA

01243 533377

chichester@henryadams.co.uk

www.henryadams.co.uk

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.