



Send House

Salthill Road, Chichester, West Sussex



**Tod
Anstee**

Property Consultants

STUNNING SOUTH-FACING
DRAWING ROOM





Send House

Situated within beautiful park like grounds of just under an acre with the benefit of a walled swimming pool and substantial outbuildings, a well presented property of great character (approx. 4,596 sq ft) which forms the western wing of a fine Grade II listed country house just two miles west of Chichester city centre.



Gross Internal Area 4,596 sq ft

GROUND FLOOR

- octagonal reception hall
- substantial inner hallway
- south-facing drawing room
- family sitting room
- study
- kitchen
- dining room
- breakfast room
- utility room
- cloakroom

FIRST FLOOR

- main bedroom (with en suite bathroom and adjoining balcony)
- guest bedroom (with en suite bathroom) independently accessed
- 2 further bedrooms (1 en suite)
- large landing
- shower room
- substantial walk-in airing cupboard

GARDEN, GROUNDS AND FURTHER OUTBUILDINGS

- stunning gardens amounting to approximately 0.86 acres
- detached double garage block
- detached pump room and further store with development potential
- swimming pool in walled courtyard
- 2 garden terraces
- sweeping driveway providing ample parking

The Property

Send House is a handsome and well-proportioned wing of a mid-18th Century Georgian country house built for the owners of the Salthill Estate, this then being one of the principal farming estates of the area. Understood to have been converted about 30 years ago into 3 separate dwellings, the western wing forming Send House. Whilst much of its original character has been retained, the property offers modern accommodation with a versatile layout.

A particular feature of the property is the well-proportioned accommodation combined with high ceilings and large windows to form a light and airy atmosphere. Led from the inner hall and with original tiled flooring, feature fireplace and stunning floor to ceiling windows, the main south-facing drawing room is ideal for entertaining. Leading off and with access to the kitchen and inner hall, is the elegant formal dining room. A study complements these reception rooms. On the western side of the property is the dual aspect sitting room with fireplace. Just beyond this room is a lobby and staircase leading up to the guest bedroom with en-suite bathroom.

Of note, this portion of the property lends itself to form a self-contained, two storey annexe, which in our opinion would be ideal for family, au pair or bed and breakfast opportunity.





Upstairs, accessed from the main central staircase, there are three bedrooms, two of which have en-suite bathrooms, also a family shower room and a substantial walk-in airing cupboard. The dual aspect principal bedroom with door leading out to the balcony, has lovely views over the garden and of Chichester's Cathedral spire.

Garden, Grounds and Outbuildings

The property is approached by way of a 5-bar gate onto a long gravelled driveway screened by well-established laurel hedges, mature trees and shrubs. This opens to the large sweeping gravelled main drive featuring an attractive traditional Chelsea Foundry street lamp with the detached double garage being to the west. The gardens are mostly laid to lawn with borders, sun terraces and mature trees. A particular feature is the Lebanon cedar tree located on the approach.

Sited to the southwest is the private and enclosed walled courtyard with a mosaic tiled swimming pool (35' x 15'). A pump room and storage outhouse sit alongside. Subject to the usual planning consents these outbuildings offer potential for future development.



WALLED SWIMMING POOL







Floorplan

Gross Internal Area 342 sq m 3,681 sq ft

Outbuildings 85 sq m 296 sq ft

Total 427 sq m 4,596 sq ft



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.

Location

Send House is conveniently located about 2 miles to the northwest of Chichester. To the north are the South Downs, Kingley Vale and Goodwood, with Chichester Harbour, an Area of Outstanding Natural Beauty and the renowned Fishbourne Roman Palace and picturesque sailing village of Bosham to the south and west. There are local shops and a primary school at nearby Parklands, while an NHS surgery is located at Summersdale.

The historic cathedral city of Chichester offers comprehensive shopping facilities and a choice of social and recreational activities, all of which are easily accessible through the mainly level pedestrian areas of the beautifully preserved city. Cultural activities include the Pallant House Gallery and Festival Theatre. There are renowned schools in the area, both in the public and the private sector. The mainline station in Chichester provides a regular service to London Victoria in about 1 hour 40 minutes (via Gatwick Airport), and Havant station to the west provides a faster service to London Waterloo in about 1 hour 20 minutes.

Events and sporting activities in the area include the Goodwood Festival of Speed and Revival events for motoring enthusiasts, horseracing at Goodwood and Fontwell racecourses, polo at Cowdray Park, golf at nearby Goodwood, and bathing off the beaches at the Witterings. Chichester Harbour has a multitude of moorings (subject to availability) and there are nearby berthing and lifting facilities in both Birdham Pool and Chichester Marina. Other local attractions include: the Weald and Downland Open Air Museum, West Dean Gardens, Tangmere Military Aviation Museum, Goodwood House, Stansted Park and Petworth House.

Distances & Transport

Chichester Mainline Station: 3 miles
City Centre: 2.4 miles
Oakwood Preparatory School: 1.3 miles
Bishop Luffa Secondary School: 2.3 miles
Chichester Marina: 4.6 miles
Bosham Sailing Club: 3.5 miles
West Wittering Beach: 9.1 miles
Goodwood: 3.8 miles

Southampton Airport: 33 miles
Gatwick Airport: 51 miles
A27 / A3(M) Junction: 11 miles
Central London: 72 miles (via Hindhead)

All distances are approximate and via road (unless otherwise stated)





nb. red line shows approximate boundary
approx. 0.86 acres (0.35 hectares)

General Information

TENURE: FREEHOLD

EPC RATING: n/a as Grade II listed

POSTCODE: PO19 3PY

SERVICES: Mains gas, electricity, water and drainage

DIRECTIONS: From Chichester's Northgate roundabout drive northwest on St Pauls Road, which becomes the Old Broyle Road (B2178). After 1.5 miles take the left turn into Salthill Road, signposted Roman Palace. After about 0.3 miles the entrance to Send House will be found on the left hand side.

CHICHESTER DISTRICT COUNCIL:
01243 785166

WEST SUSSEX COUNTY COUNCIL:
01243 777100

Viewings strictly by appointment with the sales agent Tod Anstee

Virtual viewings available upon request

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