



STRIDE & SON

Established 1890

THE COACH HOUSE, HOLT PLACE, NR. ITCHENOR, PO20 7BY

PRICE GUIDE: £850,000 FREEHOLD

An attractive detached two-bedroom dwelling with useful ancillary accommodation set in approximately 0.40 of an acre of gardens and grounds. The accommodation is currently laid out as a two-bedroom dwelling, which briefly comprises as follows:

Entrance hall with coats cupboard

Fitted kitchen with range of fitted base and wall cupboards, washer/dryer, electric oven and stainless sink with mixer tap and draining board. The room has a lovely bay window with a southerly aspect.



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ACCOMMODATION:

2 BEDROOM COACH HOUSE

DOUBLE GARAGE

TANDEM GARAGE

MATURE GROUNDS

SWIMMING POOL

POOL CHANGING ROOM

POOL HOUSE & PUMP ROOM

DRIVEWAY & PARKING FOR SEVERAL CARS



The spacious and bright living room provides wonderful living accommodation and the fireplace, currently disused, may have potential to be used as an open fire or an incoming purchaser may wish to add a log burning stove subject to the necessary consent.

The rear hall provides access to two good size double bedrooms which are serviced by a recently refurbished bathroom comprising a bath with shower over, WC with concealed system, wash hand basin and heated ladder rack towel rail.

Outside

The property benefits from several ancillary residential buildings including:

- A good size tandem garage with inspection pit.
- A spacious gym/studio.
- A double garage with up and over doors
- A pool changing room with WC.
- A pool house with swimming pool pump

All the outbuildings may have potential to create additional residential accommodation subject to necessary planning consent.

To the rear of the Coach House is a swimming pool with Roman end and a pool enclosure over. The rear garden of the property has a range of mature trees and shrubs and lawned areas, benefitting from exquisite views toward the South Downs.

The property is approached through a five-bar oak gate via a picturesque, shared, gravelled drive either side of which are lawned and 'wild' gardens with an orchard and other mature trees. Alongside the drive is a large ornamental pond bounded by a stone retaining wall with central steps. The driveway and surrounding gardens are owned by Holt Place. The Coach House will have the benefit of a right of access over the drive.

The driveway provides ample parking for several cars.



Council Tax: The Coach House- Band A (but this is without the garages and outbuildings)

EPC Band: The Coach House- Band D

N.B. Holt Place is currently owned as one property with The Coach House. Provision will need to be made for the splitting and or sharing of the various services available. A boundary fence will also need to be erected between the dwellings. The cost of this will be split between the new owners. A right of access to The Coach House will be given over the driveway.

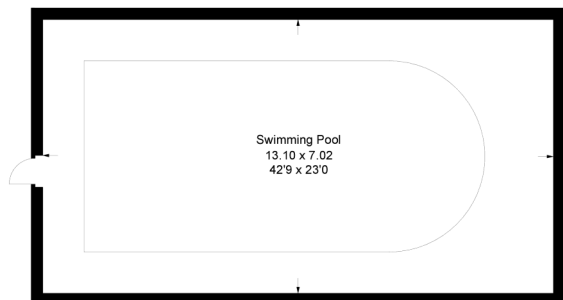


The Coach House, Holt Place, Birdham

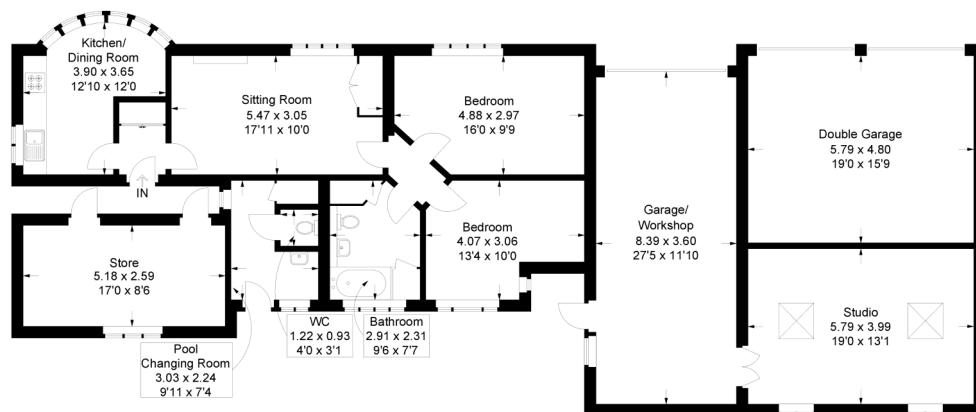
Approximate Gross Internal Area = 175.1 sq m / 1885 sq ft

Outbuilding = 91.6 sq m / 986 sq ft

Total = 266.7 sq m / 2871 sq ft

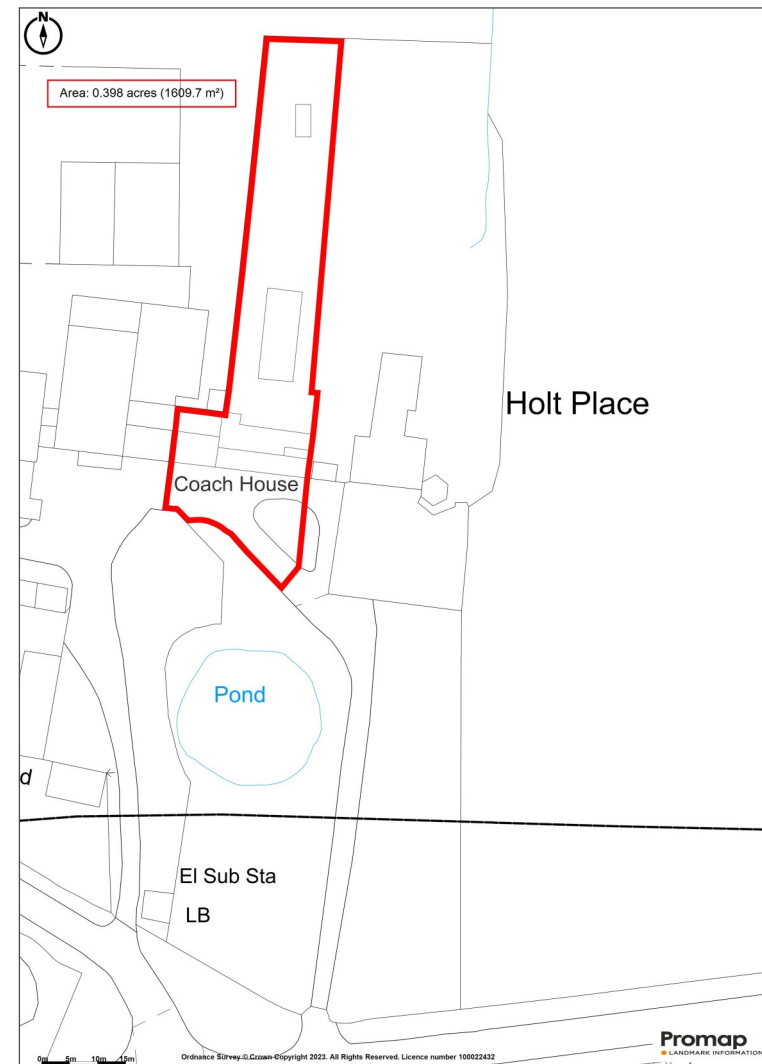


Outbuilding



Annexe

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.



DIRECTIONS: Leave Chichester to the south on the A286 following signs to The Witterings. Follow the road down the Birdham Straight to the roundabout and take the second exit following signs to West Wittering. Continue for 0.5 of a mile and just before the turning to Shipton Green Lane, Holt Place is found on the right hand side.

37 South Street, Chichester, PO19 1EL

Tel: 01243 782626

www.strideandson.co.uk

properties@strideandson.co.uk

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