





## The Croft, Westerton

A skilfully converted former lambing yard in a lovely rural setting.



- ▶ **Single storey dwelling**
- ▶ **Versatile accommodation (1,972 sqft)**
- ▶ **Four bedrooms**
- ▶ **Stunning views**
- ▶ **Skilful conversion**
- ▶ **Rural setting**
- ▶ **Charming gardens (0.40 acre)**
- ▶ **Double car barn**
- ▶ **Chain free**

A charming and unique single storey dwelling situated on the outskirts of Chichester in the rural Hamlet of Westerton, which borders the Goodwood Estate. Properties in this small hamlet rarely come to the market, particularly ones such as The Croft, which offers such interesting and well-proportioned accommodation.

Skilfully converted a number of years ago, the principal accommodation was designed to face south and overlooks the enclosed garden. The sitting room, study and drawing room benefit from attractive vaulted ceilings. All of the bedrooms are clustered to one side of the property and the main bedroom enjoys an en-suite bathroom/WC. Part of the versatility of the accommodation is a large studio area with vaulted ceiling with an ancillary kitchen area and WC. This area would make an ideal home office, accommodation for a dependent relative or the option of an additional income stream. An adjoining store could also be encompassed in to the studio area.

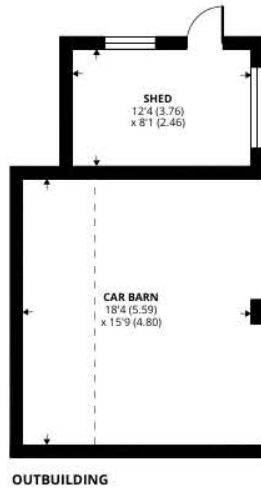
Outside, as mentioned previously the property stands in gardens measuring approximately 0.40 of an acre. The principal gardens can be found to the front and offer a good degree of privacy. A double timber car barn with attached store can be found in the grounds, along with vast off-road parking. An additional piece of garden is situated to the rear and enjoys views over open fields.

Chichester District Council - 23/24 Tax Band G £3,592.25









Approximate Area = 1972 sq ft / 183.2 sq m  
Outbuildings = 975 sq ft / 90.5 sq m  
Total = 2947 sq ft / 273.7 sq m

For identification only - Not to scale



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.

## Location

Westerton is a charming delightful hamlet two and half miles north east of Chichester in the beautiful South Downs countryside. Nearby Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing. The local March C of E Primary School in Westhampnett has an excellent reputation. 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. There are excellent sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering.

## Directions

<https://what3words.com/grownup.wooden.cleanest> - Proceed east out of Chichester and at the roundabout with the Chichester Park Hotel take the first exit off into Madgwick Lane (signposted to Goodwood/Westerton). At the next roundabout take the first exit. After approximately half a mile turn right to Westerton. As you enter the village, The Croft is on the left after 0.17 of a mile.



