



Oak Lodge

Elms Ride, West Wittering, PO20 8LP



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A superb and impressive new five-bedroom home due for completion Autumn 2023 built to exacting standards and located within a popular private estate only 1 mile of West Wittering Blue-Flag Beach.

 5  2  4  TBC

- ▶ Anticipated completion Autumn 2023
- ▶ 5 Bedrooms and 4 bathrooms (2 en suite)
- ▶ Over 2600sqft of internal accommodation
- ▶ Driveway and EV charging point
- ▶ Sought-after Private estate
- ▶ Within 1 mile of West Wittering beach
- ▶ 10 Year Build Zone Guarantee

To arrange a viewing call **01730 262801**
View details online at henryadams.co.uk

Oak Lodge

Oak Lodge is where elegance meets coastal charm situated in this sought-after private estate, Coast & Country by Henry Adams proudly present a stunning five-bedroom detached home that exudes luxury living and offers versatile living space arranged over three floors.

As you approach this property, you are greeted by an attractive, white-rendered façade blending traditional architecture perfectly with contemporary style. The driveway provides ample parking space for multiple vehicles with the inclusion of EV charging point and access to an integral garage.

The welcoming entrance hall offers an immediate sense of style and sophistication. High ceilings and an abundance of natural light flowing through large windows create an airy and inviting atmosphere throughout the home. Meticulous attention to detail is evident in every corner, as Oak Lodge has been cleverly and tastefully designed by our client.

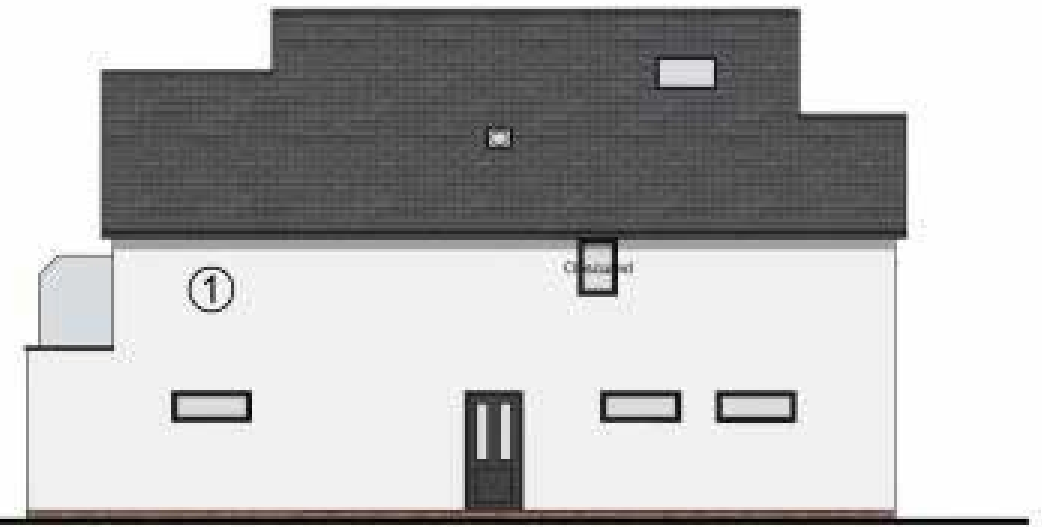
The heart of this home is undoubtedly the substantial kitchen/living/dining room equipped with a range of integrated appliances and spans over 400sqft. Adjacent to the kitchen is a cosy family room where you relax and unwind; connecting the two areas is a loggia forming the perfect place to sit out under cover and overlook the private garden. A generous double bedroom with en suite shower room is found off the hallway. A separate utility room and WC complete the ground floor.

Moving upstairs, you will find four well-proportioned bedrooms, each offering a calming and tranquil space. The principal bedroom is a true retreat, featuring a well-appointed en suite bathroom and vaulted ceiling complete with an East-facing private balcony ideal for enjoying a morning coffee. The remaining bedrooms are equally impressive providing ample space and versatility. Rising again to the second floor you will find a gym/office with an adjoining shower room and flooded with natural light.

The outdoor space of this property is equally impressive, boasting a peaceful and landscaped garden. The patio area provides an ideal spot for al fresco dining, while a detached summer house offers an additional bonus room that could be used as a home office or hobby room. From its impeccable design to its idyllic location, this property offers the perfect haven for those seeking a sophisticated coastal retreat or modern family home.



West Elevation



North Elevation



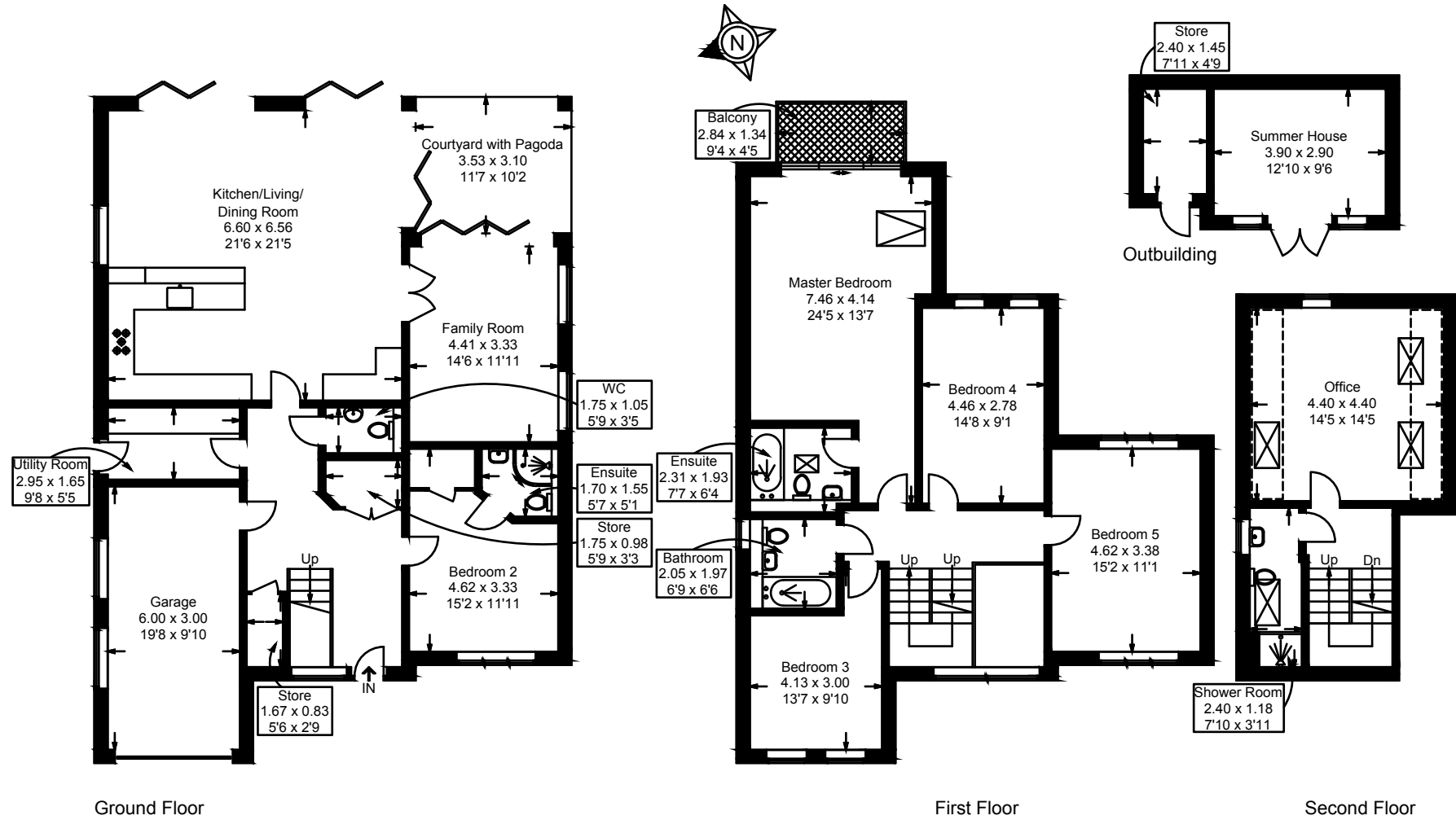
East Elevation



South Elevation

Oak Lodge, Elms Ride, West Wittering

Approximate Gross Internal Area = 246.2 sq m / 2650 sq ft
 Outbuilding = 15.6 sq m / 168 sq ft
 Total = 261.8 sq m / 2818 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

Located in the desirable coastal village of West Wittering, some 7 miles south-west of Chichester and voted amongst the top 10 coastal locations in the Sunday Times. The village enjoys a beautiful, sandy, Blue Flag beach with views towards the Solent and the Isle of Wight and there is an infant/junior school, cricket and football clubs and several small shops. Further facilities, located at East Wittering village, include: doctors surgery, chemists, dentist, library and a range of quality, independent shops. There is also a regular bus service to Chichester with its full range of shops, cinemas, restaurants, Festival Theatre and main line railway station. The South Downs, Goodwood Racecourse and Motor Circuit are a short distance to the north of Chichester.

Directions

From the East Wittering village centre, proceed in a westerly direction towards West Wittering. As you enter the West Wittering village turn second right into the Bypass. At the mini roundabout turn left on to Seaward Drive and at the next mini roundabout turn right into Royce Way. Take the first turning on the right into Elms Ride, continue until the round bends to the left whereby Oak Lodge will be found on your right.

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.



Coast &
Country
Henry Adams

To arrange a viewing call **01730 262801** or our East Wittering Office **01243 672721** View details online at henryadams.co.uk/coastandcountry

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