Situated on the edge of the popular sailing village of Itchenor, a pair of thoughtfully designed and well-presented holiday cottages, ideal as a letting investment, each with three bedrooms, west facing gardens and garage.

**Owl Cottage:**
- 3 bedrooms (1 en suite) | sitting room | kitchen
- cloakroom | bathroom | garden | off street parking | garage

**Pheasant Cottage:**
- 3 bedrooms (3 en suite) | sitting room
- kitchen | cloakroom | garden | off street parking | garage

**Description**
Situated off a private lane with stunning rural surroundings, both Owl and Pheasant Cottage offer a very high standard of finish accompanied with light and spacious accommodation throughout. With flint, brick and timber elevations the properties are arranged over two floors with west facing gardens to the rear. On the ground floor each cottage provides a large reception room with kitchens leading off and a double bedroom (both en suite) and a cloakroom. On the first floor Pheasant Cottage provides two double bedrooms (both with en suite shower), and Owl Cottage provides a further two bedrooms and a family bathroom. Both cottages have an air source heating system.

Approached along a private road and set back from the Itchenor Road, there is off street parking for a number of vehicles. Alongside the cottages there is a double garage with loft space above. The gardens to the rear are both west facing and are mainly laid to lawn and patio.

**Situation**
The cottages are located in one of the most popular villages in the region, renowned for its thriving Sailing Club. The property is positioned within easy cycling distance of the club, ideal for summer events such as Junior Fortnight and other regatta's and moorings may be available via The Chichester Harbour Conservancy. There is also a popular public house, church originally dating to the twelfth century and village hall.
The Cathedral City of Chichester lies some six miles to the north and offers a broad range of shopping, cultural and leisure facilities including the renowned Festival Theatre, galleries, museums and restaurants. Aside from sailing, leisure facilities within the area include tennis at the nearby Harbour Club, golf at Goodwood and Hunston, bathing from the beaches of West Wittering and East Head (which is owned and managed by the National Trust), horse riding and walking around the harbour and on the Downs. Horseracing may be enjoyed at Fontwell and Goodwood where the annual Festival of Speed, and Revival meetings are also hosted.

The mainline station in Chichester provides a regular service to London Victoria in about 1 hour 40 minutes, and Havant station to the west provides a faster service to London Waterloo in about 1 hour 20 minutes.

**General Information**

Freehold

Mains drainage
Air Source Heat Pump System

Chichester District Council Tel: 01243 785166
West Sussex County Council Tel: 01243 777100

**Planning**

Purchasers must rely on their own enquiries on all planning matters. Please note that a planning condition exists allowing the properties to be solely used as holiday accommodation and for no other purpose.

**Adjacent Land**

Of note, and available by separate negotiation, is a plot of land (amounting to approximately 3.3 acres) to the immediate south of the cottages, which includes four stables, feed store, exercise area, large field (with direct access off the Itchenor Road) and parking. Please contact our office on 01243 523723 for further information.
The Old Coach House, 14 West Pallant, Chichester, West Sussex, PO19 1TB

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10. Any reference to alterations or use is not intended to be statement that any necessary planning, building regulation, listed building or any other consent has been obtained.
11. Amounts quoted are exclusive of VAT if applicable.

Owl and Pheasant Cottage

Owl Cottage - Gross Internal Area: 116.5 sq.m (1254 sq.ft.)
Pheasant Cottage - Gross Internal Area: 116.2 sq.m (1250 sq.ft.)
Garage - Gross Internal Area: 38.4 sq.m (413 sq.ft.)
Gross Total Internal Area: 274.7 sq.m (2956 sq.ft.)

Owl Cottage
- Bedroom: 5.46m x 4.43m (17’8” x 14’8”)
- Sitting / Dining Room: 6.00m x 3.00m (20’1” x 9’10”)
- Kitchen: 3.11m x 3.91m (10’2” x 12’11”)

Pheasant Cottage
- Bedroom: 6.20m x 3.00m (20’6” x 9’10”)
- Sitting / Dining Room: 6.70m x 3.70m (22’0” x 12’10”)
- Kitchen: 3.25m x 3.18m (10’8” x 10’5”)

Garage
- 6.20m x 3.00m (20’6” x 9’10”)

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