



# Oakdene

Charlton, West Sussex











# Oakdene

Situated within a fine country setting, Oakdene is an exceptional family home, located within one of the regions most popular downland villages surrounded by the Goodwood Estate.

Gross Area 1,950 sq ft / 181.2 sq m (incl. outbuilding)

## GROUND FLOOR

- Entrance Hall
- Triple aspect Sitting Room
- 1 further Reception Room / Bedroom
- Kitchen / Dining Room
- Utility / Boot Room
- Shower Room
- Attached Garage

## FIRST FLOOR

- 2 Double Bedrooms
- Family Bathroom
- Wide Landing

## GARDENS AND GROUNDS

- Driveway with parking
- Delightful South-Facing Garden
- Patio Area

## OUTBUILDINGS

- Workshop
- Greenhouse
- Garden Store



## The Property

On the market for the first time, this charming family home is situated in a tucked away position within the heart of this much sought-after downland village with the benefit of stunning gardens and grounds. The house provides well proportioned accommodation throughout and being south-facing has an abundance of natural light within all the principal rooms. On the ground floor there are two reception rooms (the second of which is configured as a bedroom), a large kitchen/ dining room, utility/boot room and a shower room. To the side of the house there is a useful garage. Upstairs a spacious landing leads to two good sized bedrooms, with fabulous downland views, and a family bathroom. Eves storage runs along the length of the first floor.





## Outbuildings and Gardens

Towards the front of the house Oakdene is approached on a tarmac drive and has parking for a number of vehicles. The lovely garden and grounds are a good size (0.25 acres approx) and are well stocked with many flowering shrubs and plants within the flowerbeds and borders and also has large areas laid to lawn. Towards the rear of the house there is a patio and to the side of the garden there is a large workshop and greenhouse.











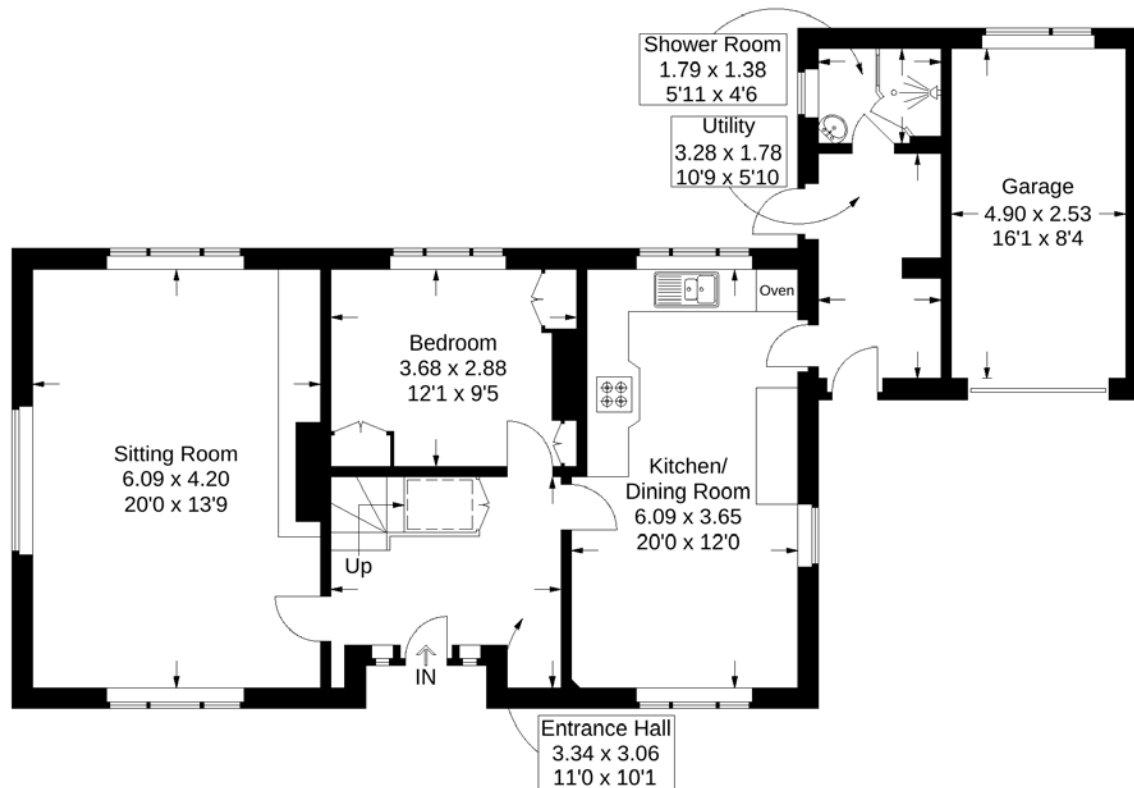




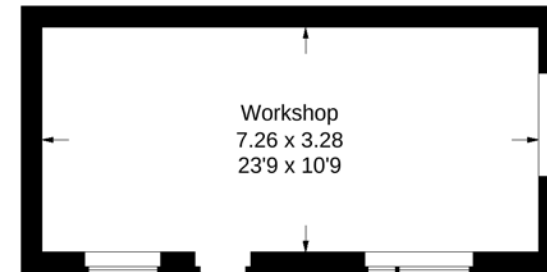


# Oakdene, Charlton

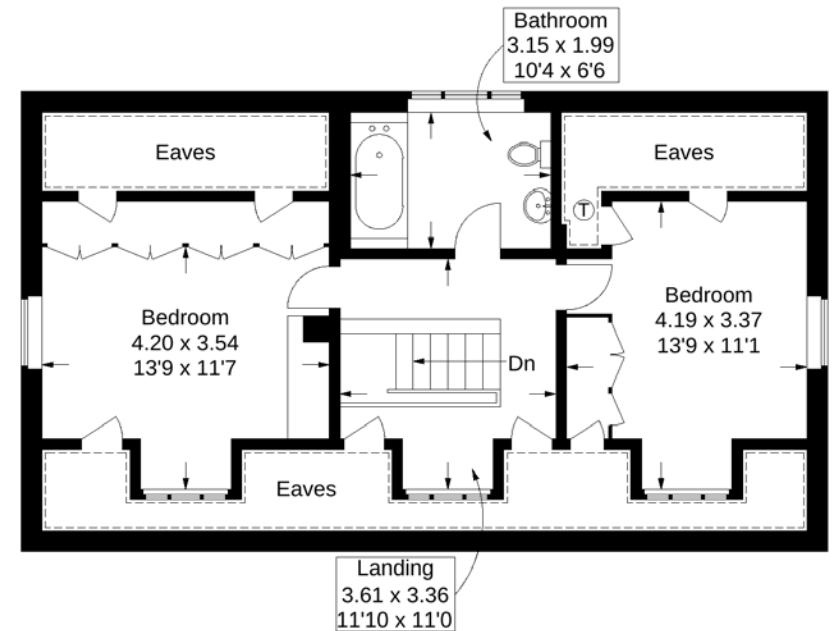
Approximate Gross Internal Area = 157.2 sq m / 1692 sq ft  
 Outbuilding = 24 sq m / 258 sq ft  
 Total = 181.2 sq m / 1950 sq ft



Ground Floor



Outbuilding



First Floor

= Reduced headroom below 1.5m / 5'0"

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

The property occupies a charming, tucked away position in the heart of the highly regarded South Downs village of Charlton, some 7 miles to the north of Chichester, close to Goodwood and with far-reaching country views over the Goodwood estate. The village has an excellent public house (The Fox Goes Free), well known for good food and hospitality and Singleton to the west has a primary school, as well as being home to the Weald and Downland Museum. A further popular primary school, along with local shopping facilities, may be found at West Dean. The Cathedral city of Chichester offers an excellent range of shopping and cultural amenities, including the renowned Festival Theatre, galleries, museums and restaurants. A mainline railway station at Chichester offers services to London (Victoria and Gatwick), whilst Haslemere to the north provides a faster service to London (Waterloo). Leisure pursuits within the area include polo from Cowdray Park, horse racing and the annual Festival of Speed and Revival Meetings at Goodwood, golf and tennis. Sailing may be enjoyed from the many centres around Chichester Harbour and both kite and windsurfing from the well-known beaches at West Wittering.

## Distances & Transport

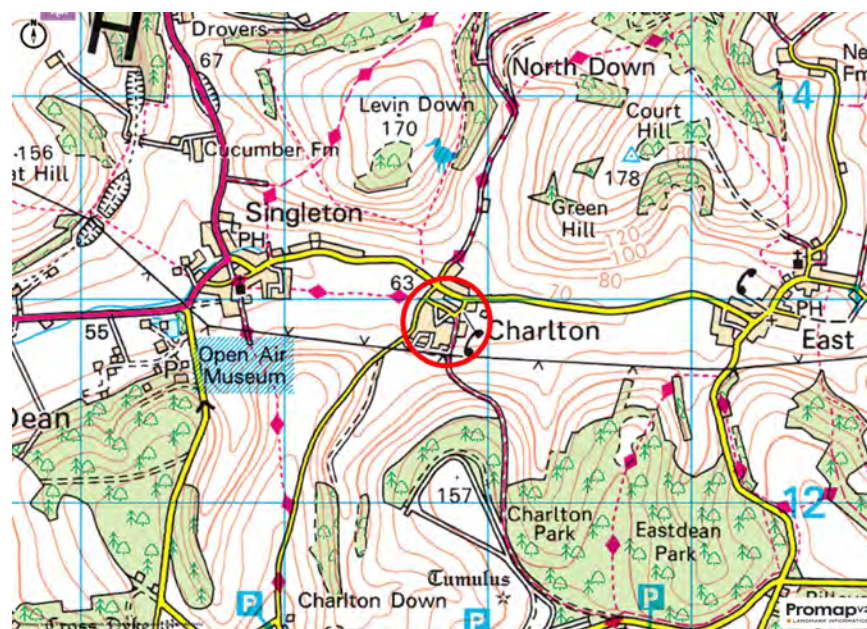
Singleton C of E Primary School: 0.5 miles, Weald & Downland Museum: 0.9 miles, West Dean Stores: 2 miles, Chichester: 6 miles, Petersfield Station: 15 miles, Goodwood Racecourse: 2 miles, Chichester Marina: 11 miles, Southampton Airport: 40 miles, Gatwick Airport: 41 miles, Central London: 61 miles

All distances are approximate



View towards Goodwood from nearby Knights Hill





## General Information

**TENURE:** FREEHOLD

**EPC RATING:** E

**POSTCODE:** PO18 0HU

**SERVICES:** Mains Electricity, Water, Drainage. Oil fired central heating

**CHICHESTER DISTRICT COUNCIL:**  
01243 785166

**WEST SUSSEX COUNTY COUNCIL:**  
01243 777100

**01243 523723**  
**sales@todanste.com**  
**todanste.com**

VIEWINGS STRICTLY BY APPOINTMENT WITH THE SALES AGENT, TOD ANSTEE

The Old Coach House,  
14 West Pallant, Chichester,  
West Sussex, PO19 1TB





View towards Charlton from Knights Hill



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