



# Westering

Charlton Road, Singleton, nr Goodwood, West Sussex



## Set in the midst of the South Downs National Park, a recently renovated and well presented detached home with stunning views over the Goodwood Estate and Levin Down

Renovated throughout in 2019, this light and airy village home is ideally situated within the sought after downland village of Singleton. Combining modern living within a countryside setting the property is easily accessible, being a short ten minute drive from the cathedral city of Chichester and approximately one hour and fifteen minute drive from South West London.

A particular feature of the property is the stylish kitchen/dining/family room with an engineered oak floor and picture window with window seat looking south across the valley. The kitchen was especially designed and fitted by Handmade Kitchens of Christchurch with an excellent range of bespoke cupboards and drawers having solid brass handles, oak interiors and larder cupboard with oak shelving, low level drawers and spice racks. The units are finished with marble work surfaces and a central island unit has a marble breakfast bar. Further reception space includes a spacious sitting room with a feature wood burner and west-facing sliding doors opening onto the rear garden. Completing the ground floor there are two bedrooms, a smart shower/wet room, boot room and an entrance hall. Upstairs the main bedroom has a stunning southerly outlook and to the rear there is a further bedroom and a family bathroom.

Outside Westering is approached on a driveway which provides ample off street parking and access to a detached double garage with a remote control roller door. To the front of the property the garden is mainly laid to lawn with a variety of flowering shrubs and plants within the borders. Slate flagged pathways wrap around to the rear of the property where there is terrace, further areas laid to lawn, bedding areas and a greenhouse.











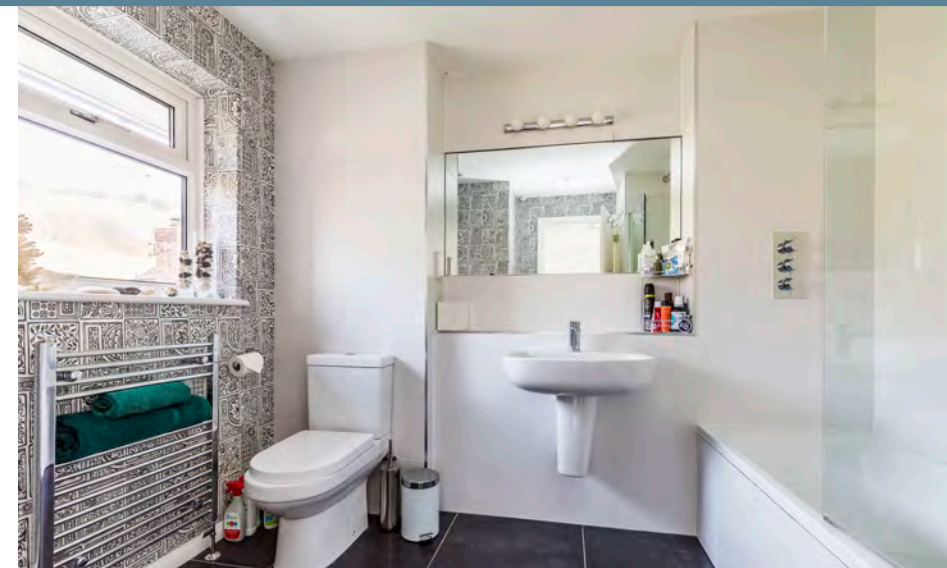




## Location

The village of Singleton lies between Chichester and Midhurst and within 2 miles of Goodwood, in the South Downs National Park. There are numerous attractions in the local area with West Dean Gardens nearby, and the Weald & Downland Open Air Museum within walking distance. Singleton, with its excellent pub, primary school, fine village cricket green, playground and church is surrounded by some of the prettiest countryside in West Sussex and yet within easy reach of Chichester and Goodwood. The popular primary school in West Dean, along with West Deans village shop and Tea rooms are just a short drive away. The rich countryside of the South Downs is immediately to hand with a varied choice of footpaths and bridleways. Singleton further benefits with a bus service linking Chichester to the south and Midhurst to the north.

Nearby Goodwood is internationally known for its famous racecourse and also provides a country club with tennis courts and two 18-hole golf courses. The annual Festival of Speed held at Goodwood has become a prominent international event as has the Revival of its historic motor circuit, celebrated with a 3-day event each year. The airfield close to the motor circuit also provides facilities for private aircraft. Chichester can be found approximately 7 miles to the south and provides a comprehensive range of shopping amenities, arranged partly within its pedestrianised centre dominated by the Norman cathedral and ancient city walls. The arts are well represented with facilities including the internationally known Festival Theatre and Pallant House Gallery housing one of the best modern art collections in the country. The West Sussex coast provides many other attractions with the waters of The Solent being particularly popular with sailors. There are a number of well known sailing clubs, most notably at Bosham, Itchenor, Chichester Marina and Birdham. The National Trust Reserve of East Head and its adjacent West Wittering beaches are some of the best areas of coastline in the south of England.







## Distances & Transport

Singleton C of E Primary School: 0.1 miles, Weald & Downland Museum: 0.4 miles, West Dean Stores: 1.6 miles, Chichester: 6 miles, Petersfield Station: 15 miles, Goodwood: 2.3 miles, Chichester Marina: 11 miles, Southampton Airport: 40 miles, Gatwick Airport: 41 miles, Central London: 61 miles

All distances are approximate

## Viewing

Strictly by appointment with the sales agent. Virtual viewings are available.

## General Information

**FREEHOLD**

**EPC Rating:** D

**Postcode:** PO18 0HP

**Services:** Mains Electricity / Water / Drainage

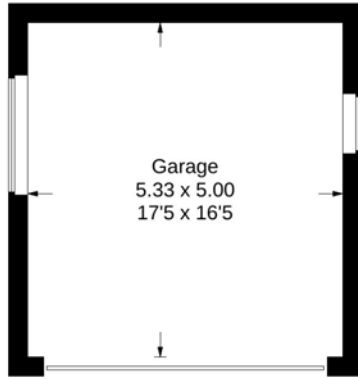
**Chichester District Council:** 01243 785166

**West Sussex County Council:** 01243 777100

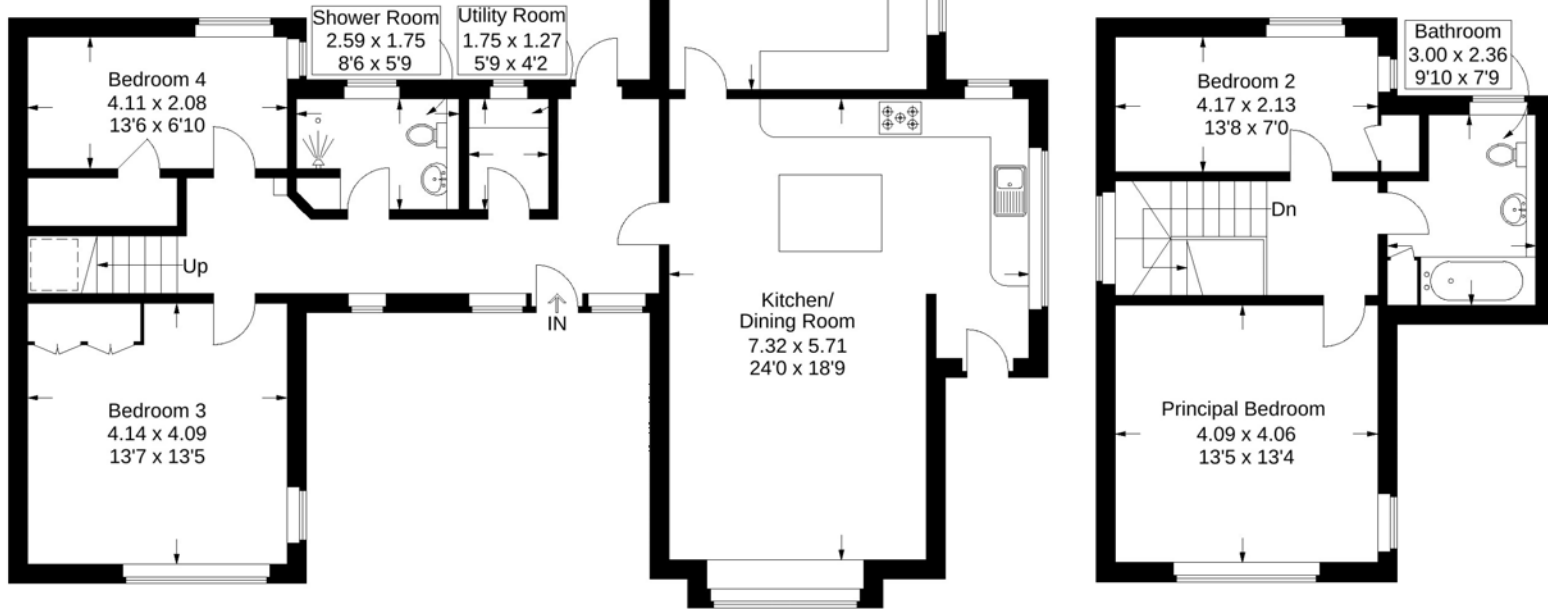
# Floorplan

## Westering, Charlton Road, Singleton

Approximate Gross Internal Area = 161.5 sq m / 1738 sq ft  
 Outbuilding = 26.5 sq m / 285 sq ft  
 Total = 188 sq m / 2023 sq ft



Outbuilding



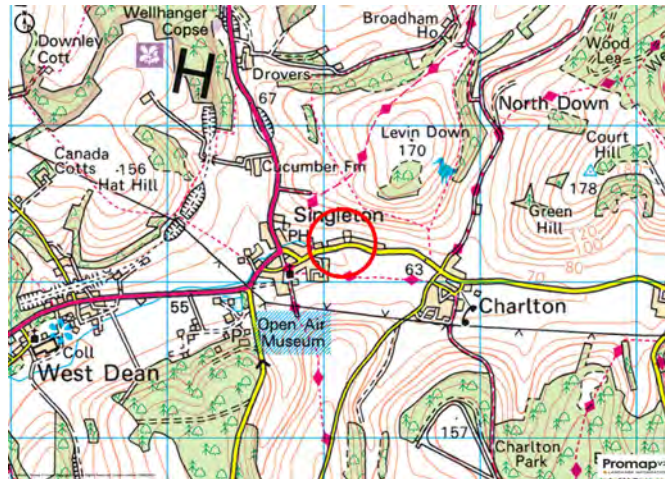
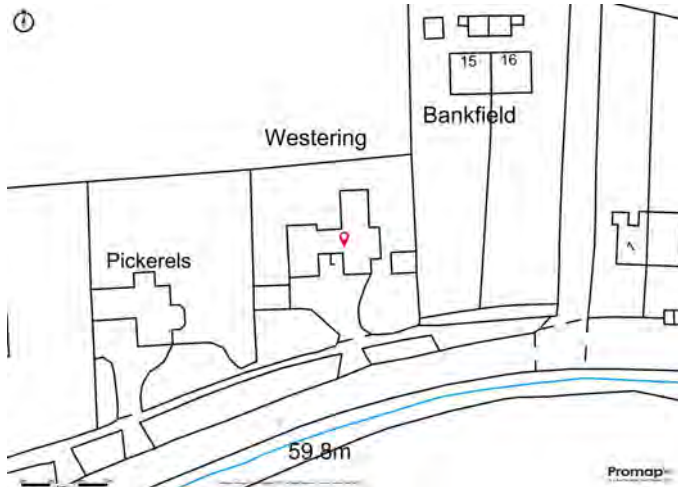
Ground Floor

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.





Downland views from nearby Knights Hill



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