



## Leythorne Cottage, Waterbeach Road, Strettington, PO18 0NW

Offers in Excess of £600,000



# Leythorne Cottage, Strettington

Delightful residence set within the Goodwood Estate

- Predominantly single storey residence
- Countryside views
- Plot size of approximately 0.2 of an acre
- Sitting room and separate dining room/snug
- Two ground floor bedrooms & bathroom
- Bedroom 4/office
- Shower room
- First floor bedroom
- Off-road parking

Leythorne Cottage is an elegant, detached residence of predominantly single-storey design, nestled within the highly sought-after hamlet of Strettington, just a quarter of a mile from the distinguished Goodwood Hotel and Private Members' Club. Set behind a beautifully maintained front garden, the property seamlessly blends classic charm with contemporary comfort, offering adaptable living spaces ideal for both sophisticated entertaining and relaxed day-to-day living.

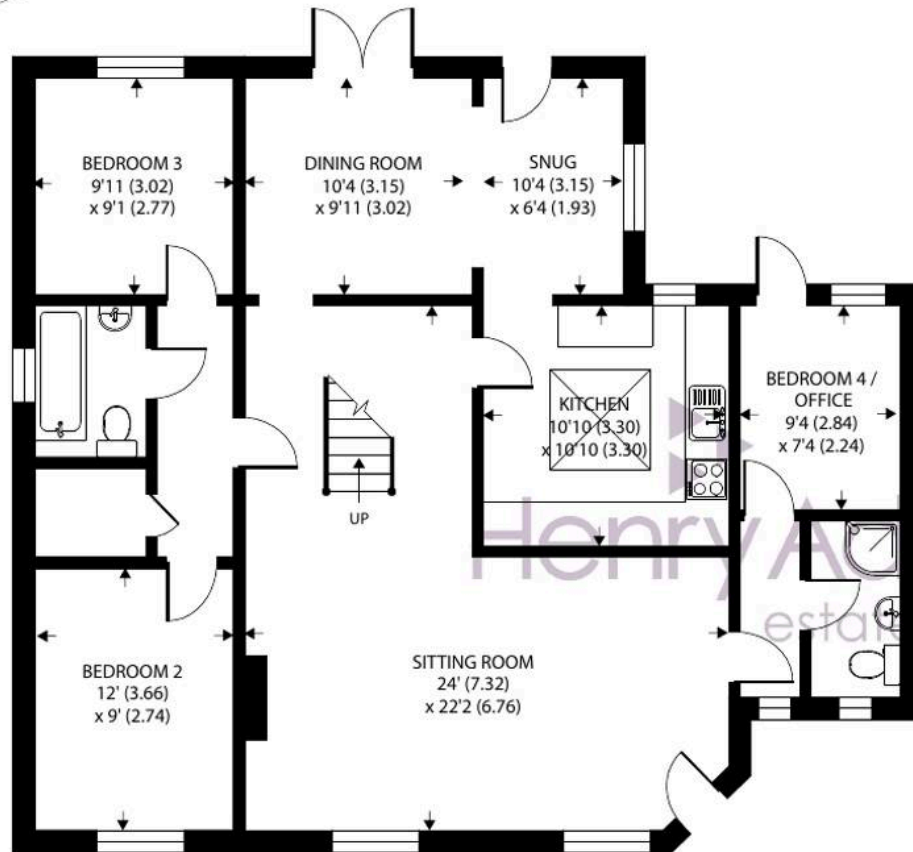
The generous L-shaped sitting room centres around a characterful wood-burning stove, creating a warm and inviting atmosphere. The well-appointed kitchen opens into a snug and dining area, with French doors leading out to the enchanting rear garden. The ground floor comprises two double bedrooms, a further bedroom/study, a family bathroom, utility area, and a separate cloakroom with shower. A staircase leads to a spacious first-floor bedroom with adjoining dressing area, enjoying far-reaching views over the surrounding farmland.

The property also benefits from modern utilities, including an up-to-date solar panel and hot water system, enhancing both its energy efficiency and environmental footprint.

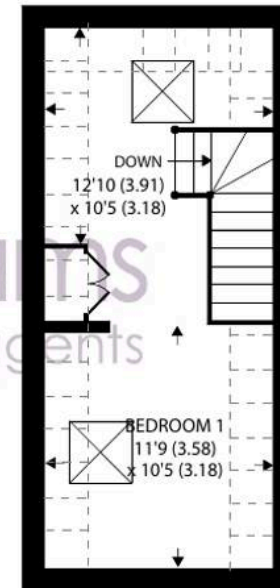




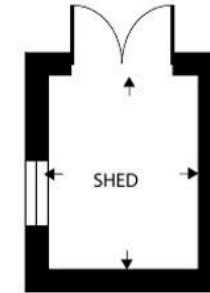




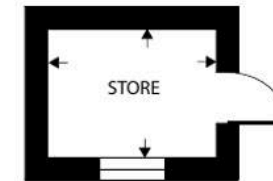
GROUND FLOOR



FIRST FLOOR



OUTBUILDING



OUTBUILDING 2

Approximate Area = 1323 sq ft / 122.9 sq m  
Limited Use Area(s) = 113 sq ft / 10.5 sq m  
Outbuilding = 106 sq ft / 9.8 sq m  
Total = 1542 sq ft / 143.3 sq m

For identification only - Not to scale



**Outside** - Externally, the property continues to delight. The rear garden, meticulously planted and backing directly onto the Goodwood Estate's open farmland, offers a private, peaceful retreat. Two timber garden sheds and a greenhouse provide ample storage and opportunity for horticultural pursuits. To the front, a meandering path leads through the garden to a charming terrace and entrance, with generous off-road parking completing the setting. Every element of this home has been thoughtfully curated to create a serene countryside haven, offering a sense of timeless tranquillity.

**Location** - Strettington is a delightful hamlet within the Goodwood Estate with quarter of a mile from the distinguished Goodwood Hotel and Private Members' Club. Set in the beautiful South Downs countryside, Goodwood is also 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 including the Qatar Goodwood Festival. Nearby are a number of primary schools and within Boxgrove and Tangmere are local amenities. There are water sports activities at Chichester Watersports and excellent sailing facilities around Chichester Harbour and beaches at West Wittering. 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.

**Directions** - Proceed east out of Chichester along St Pancras. At the Sainsbury's roundabout take the first exit. At the next roundabout take the second exit and at the third roundabout take the second exit into Stane Street. Follow Stane Street through Westhampnett and Maudlin and on meeting the A285 at Temple Bar turn left. Take the next turning on the left into New Road. After approximately 0.4 of a mile turn right into Waterbeach Road and the property is on the right.

Chichester District Council - 2526 Tax Band F £3,413.88 EPC-C





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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.