



Shopwyke Grange, Chichester, West Sussex

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A beautiful Grade II listed Georgian country home with **fabulous mature gardens**, swimming pool and tennis court all within close proximity to the coast and beaches of Chichester harbour.

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### Summary of accommodation

Entrance hall | Drawing room | Dining room/sitting room | Playroom | Kitchen/breakfast room | Utility room | Study | Boot room | Cellar | Wine store

Principal bedroom suite | Two bedrooms | Family bathroom | Two further bedrooms | Bathroom

**Guest Cottage:** Living room/dining room | Bedroom | Kitchen | Bathroom

Swimming pool with pool house | Tennis court | Covered BBQ area and sitting area | Triple car port | Tractor/garden store | Tractor store | Shed | Gardeners WC

In all about 4.50 acres

### Distances

Chichester 1 mile, Goodwood 2 miles, West Wittering 10 miles, Winchester 44 miles, London 65 miles

(All distances are approximate)



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## Shopwyke Grange

The property is believed to date back to the 17th century and has many hallmarks of a Georgian house of its era. White sash windows, three gabled dormers, symmetrical façade and grand fireplaces are evidence to the property's origins.

The living space comprises formal and informal living rooms, the addition of the orangery to the south west of the property gives lovely views across the garden and offers an open expanse of modern living.

Upstairs the house has five very good bedrooms over two floors, whilst outside there is a large one bedroom guest cottage.

Shopwyke Grange is location within only a short drive into the historic town of Chichester where all amenities are on hand including national rail. The wonderful sandy beaches down at the Witterings are a short drive, or for a slightly quieter beach Climping is similar distance going East.





Approximate Gross Internal Floor Area  
 Main House 4609 sq ft / 428.1 sq m  
 Guest Accommodation 775 sq ft / 72 sq m  
 Outbuildings 1556 sq ft / 144.6 sq m  
 Total : 6940 sq ft / 644.7 sq m

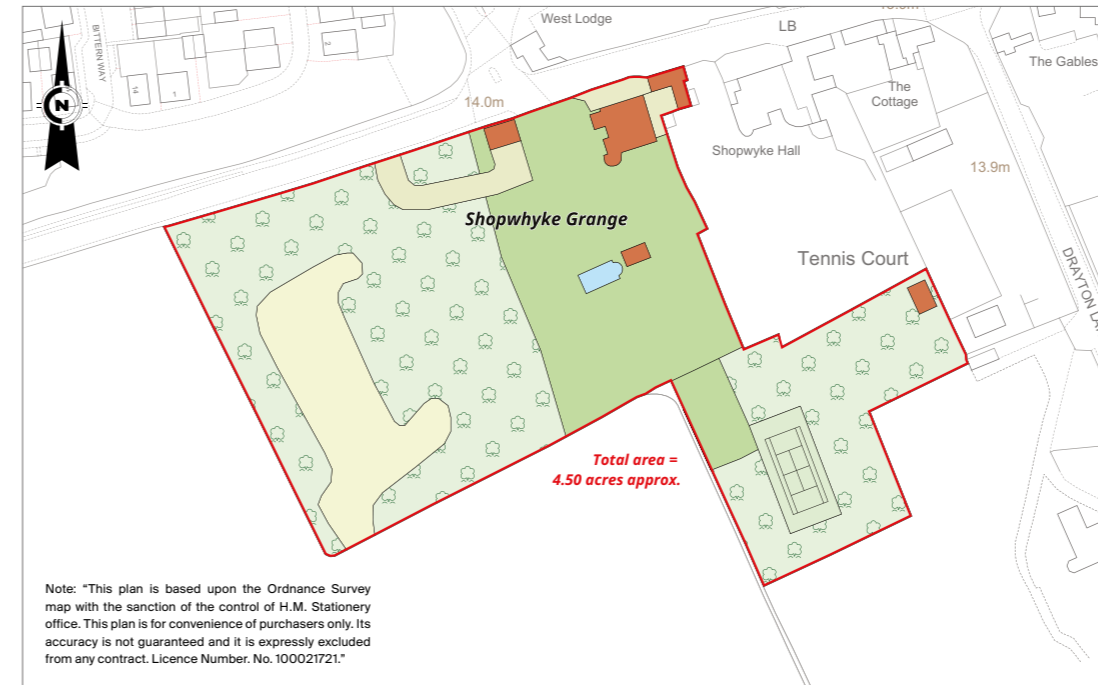
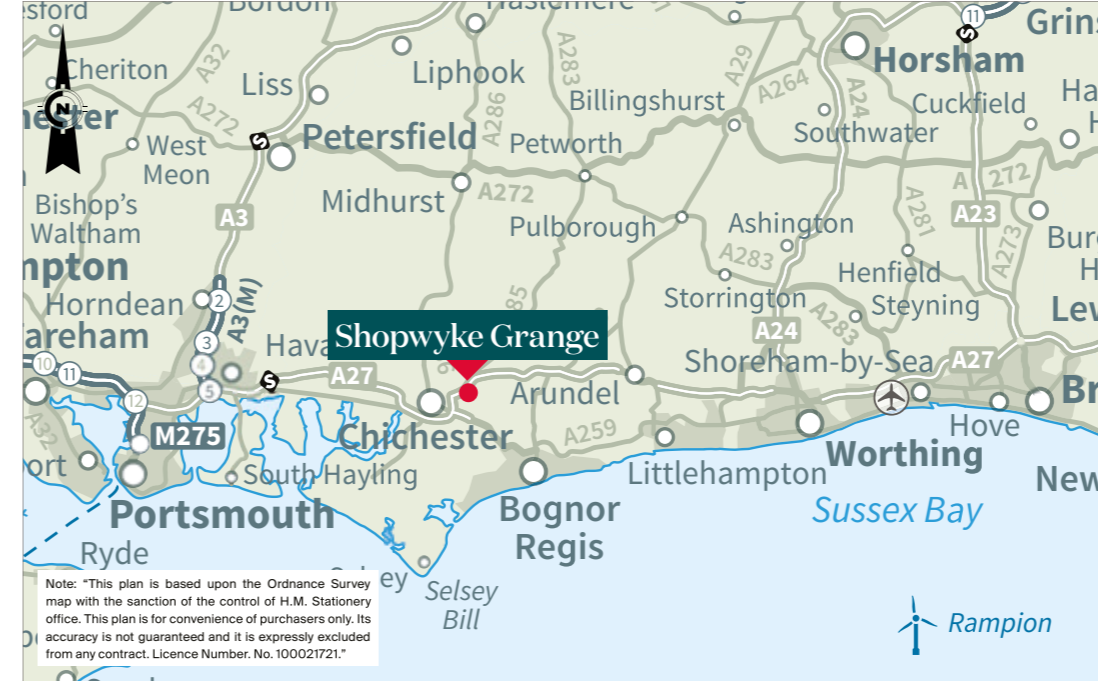
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## Grounds and Gardens

Shopwyke Grange gives a family much needed grounds for leisure activities. Formal flower beds give colour and texture throughout the seasons, whilst the swimming pool and pool house in the summer become the main attraction. Accompanying this is a smart tennis court, open lawns and mature evergreen trees in many places. For al fresco dining and long evenings, the outside covered BBQ area and sitting area facing west capture the afternoon sun.





## Services

We are informed by our client that the property benefits from mains gas, mains water, mains electricity and private drainage.

## Directions

Postcode: PO20 2AA

What3words: downs.waitress.profile – takes you to the start of the driveway

## Property information

Tenure: Freehold

Local Authority: Chichester District Council

Council Tax: Main House – Band H

Cottage/Annexe – Band A



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated 2023 and April 2024.

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