

Shopwyke Road, Chichester West Sussex, PO20 2AA

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COUNTRY

HOUSE



### **ABOUT THIS HOUSE**



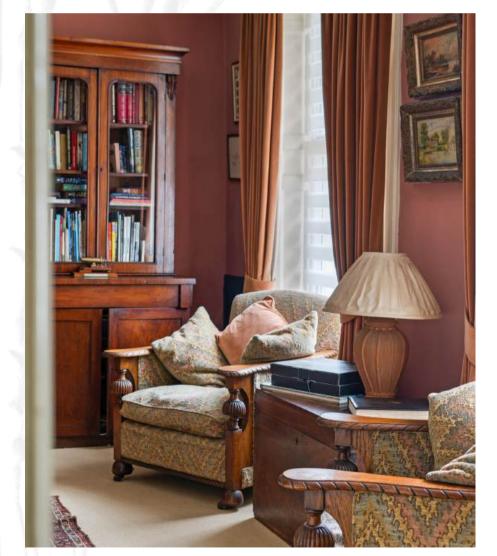
hopwyke Grange really is a fabulous family home with the most glorious gardens and grounds. The house, that is Listed Grade II and dates back to 1654, is light, full of character and ideal for entertaining.

The principal reception rooms face south and west and overlook the terrace and gardens that extend to about 2.2 acres. The expansive lawns are boarded by wonderful specimen trees and shrubs.

In addition to the five bedroom home there is a one-bedroom detached annexe, swimming pool and exceptional gardens and lawn.

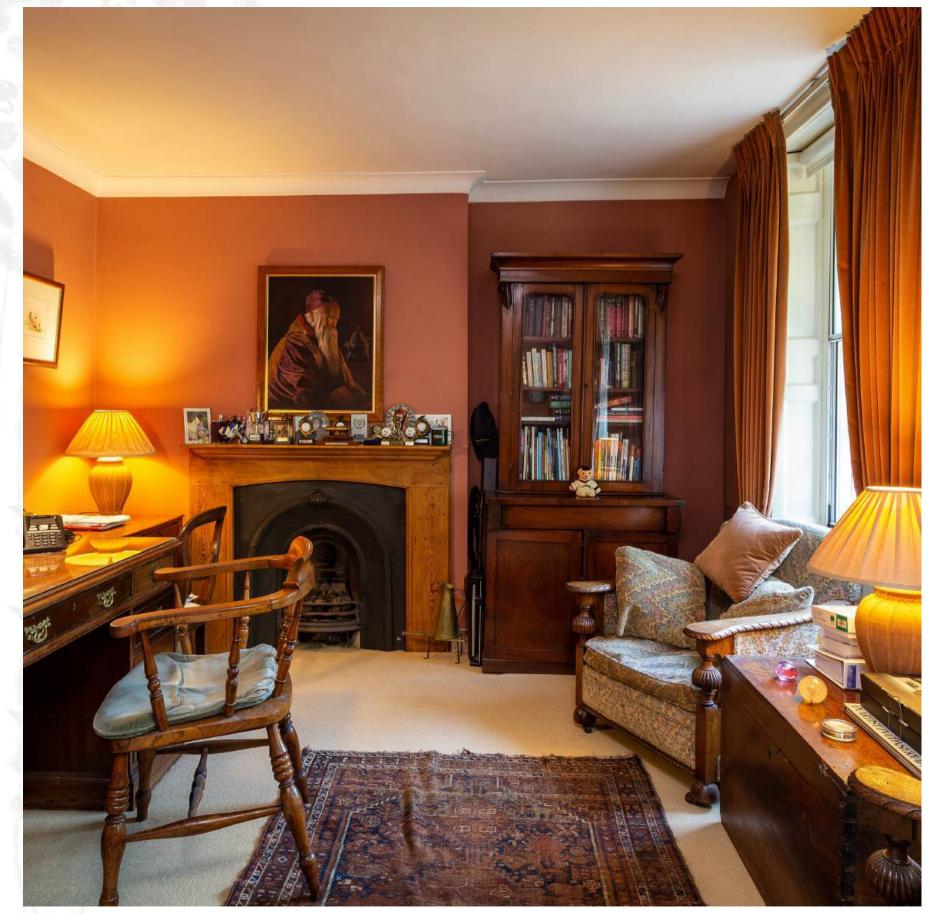








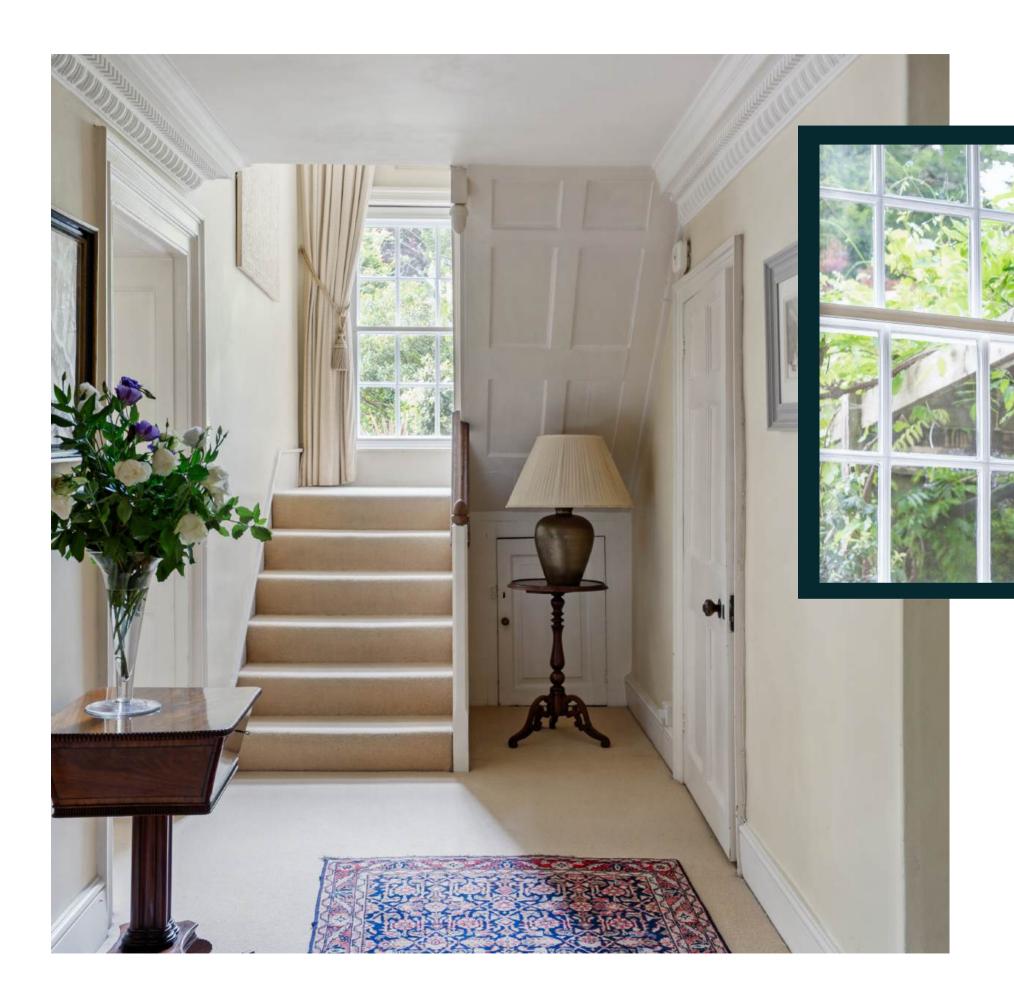








## THE FINER DETAILS



### SERVICES

Mains gas, water and electricity Private drainage

**EPC** Main House F Annexe D

LISTING Grade II

### COUNCIL TAX

Band H

### LOCAL AUTHORITY

Chichester District Council



# THE FINER DETAILS



5 Bedrooms

3 Reception rooms

3 Bath/Shower rooms

Size of Plot (Acres) 2.2

Garaging

Annexe

Outbuildings

Pool

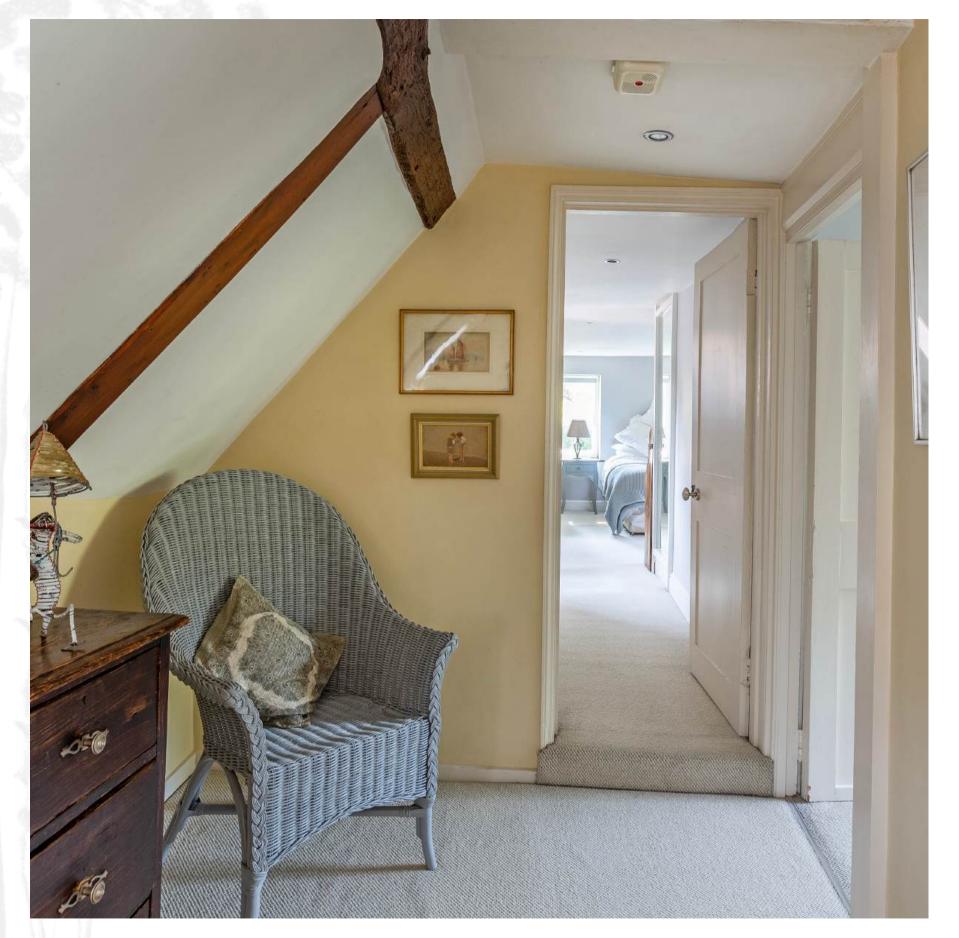


















### **ABOUT THIS AREA**

hopwyke, part of Oving Parish, is a short drive into the historic and cultural City of Chichester, a lively hub of shopping, amenities and commerce. There is a comprehensive range of social and

recreational facilities including a multiscreen cinema, sports centres with swimming pools and a fine selection of restaurants, public houses, wine bars and bistros. In addition, there is the recently extended award-winning Pallant House Gallery and internationally acclaimed Festival Theatre.

There are some excellent schools nearby including Westbourne House, The Prebendal School and Great Ballard.

Leisure pursuits within the area include sailing, riding and walking. There are several local nature reserves (including Pagham Harbour Site of Special Scientific Interest) that offer excellent opportunities to observe the plethora of bird and wildlife. Bathing and windsurfing may be enjoyed from the beaches at West Wittering and golf at Goodwood.

The Goodwood Estate is a short distance away and is internationally known for its horse racing (Glorious Goodwood), Festival of Speed and Revival meetings at its historic motor circuit.

#### **TOWNS & TRAIN STATIONS**

Goodwood Racecourse 5 miles
West Wittering 10 miles
Chichester 3 miles
(London Victoria from 1 hour 48 minutes)
Havant 12 miles
(London Waterloo from 1 hour 17 minutes)

### LOCAL

Cassons, Tangmere The Parsons Table, Arundel Crab and Lobster, Sindlesham





















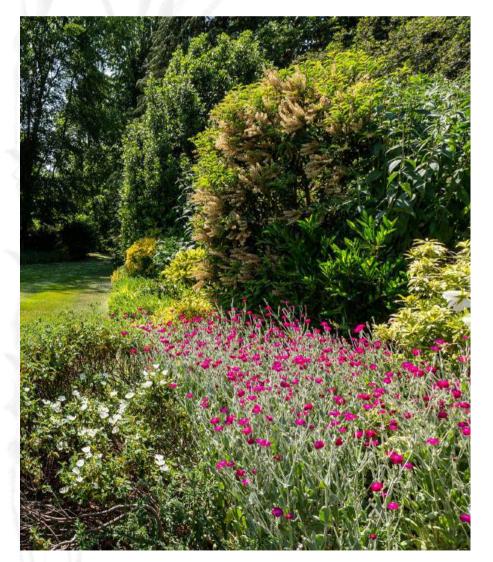














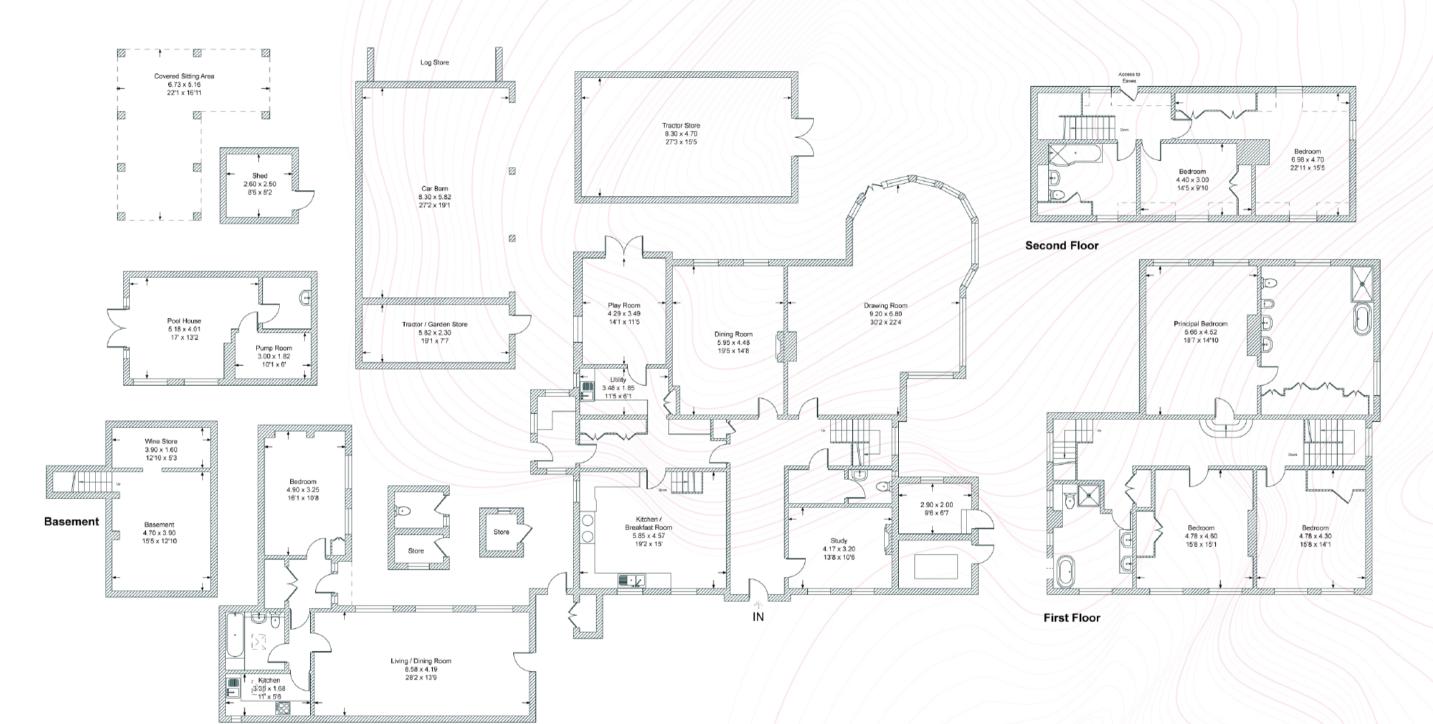




## **FLOORPLAN**

**Ground Floor** 





**Total** - 644.6 sq m /6940 sq ft **House** - 428.1 sq m / 4609 sq ft | **Outbuildings** - 216.5 sq m /2331 sq ft

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### AREA GUIDE

# West Sussex

est Sussex is a picturesque county located in the South East of England, known for its stunning coastline, charming countryside, and historic towns. Bordered by Hampshire to the west, Surrey to the north, and East Sussex to the east, it offers a diverse landscape ranging from the scenic South Downs National Park to bustling seaside resorts.

The county is rich in history, with landmarks such as Arundel Castle, Chichester Cathedral, and the Roman ruins at Fishbourne showcasing its heritage. West Sussex is also a cultural hub, hosting numerous festivals, outdoor activities, and vibrant markets that reflect its blend of traditional English charm and modern vitality.



### EATING OUT

### Purchases, Chichester

This popular boutique hotel has a renowned restaurant, cocktail bar and terrace, set in an immaculately restored Grade II-listed Georgian property located in the heart of the historic city.

#### **EVENT**

### The Festival of Speed, Goodwood

The Goodwood Festival of Speed is a world-renowned motorsport event held annually in West Sussex, showcasing an exhilarating mix of historic and modern racing cars, celebrity drivers, and thrilling hill climb races.

### The Gold Cup, Cowdray

The Gold Cup at Cowdray is one of the most prestigious polo tournaments in the world, held annually at Cowdray Park in West Sussex, attracting elite players and enthusiastic spectators.

#### SAILING

### **Chichester Harbour**

Within the Chichester Harbour basin alone there are at least ten sailing or yacht clubs. Chichester Harbour and The Solent offer extensive and varied sailing opportunities for both dinghies and yachts alike.



