



91 Hunters Race

West Lavant, Chichester, West Sussex, PO19 5UD

A beautiful 3 / 4 bedroom period cottage which has been tastefully refurbished and extended by the current owners with stabling and c. 2 acres of free-draining grazing land.

Situated in a rural, yet not isolated position, the cottage is conveniently located within two miles of the popular cathedral city of Chichester whilst being surrounded by open countryside of the South Downs National Park.



The Property

GROUND FLOOR

- ~ Entrance Hall
- ~ Kitchen
- ~ Sitting Room
- ~ Dining Room
- ~ Office / Bedroom 4
- ~ Downstairs WC
- ~ Laundry Room

FIRST FLOOR

- ~ Master bedroom with en-suite
- ~ Two further double bedrooms
- ~ Family bathroom

GARDENS & GROUNDS

- ~ Beautiful, large garden, mainly laid to lawn with a delightful paved terrace

EQUESTRIAN FACILITIES

- ~ 2 stables in an oak framed stable block
- ~ Feed store / tack room

OUTBUILDINGS

- ~ Field Shelter

THE LAND

In all, c. 1.84 acres of pasture, with Equi-wire fencing and water connected. There is also a smaller fenced paddock which could be used for those needing restricted turnout. The land itself is free draining which is great for allowing all-year turnout. Further land and outbuildings available by separate negotiation.





91 Hunters Race has secure, electric gated access off the lane and adjacent to the cottage there is ample room for turning and parking of vehicles as well as access to the paddocks.

A useful porch area opens through into the entrance hall which has a cloakroom / WC and utility room with access out to the rear of the property. Through from the entrance hall there is a spacious dining room with slate flooring which benefits from underfloor heating and French doors out onto the rear terrace area. Adjacent to the dining room there is a good-sized study which could work equally well as a 4th or guest bedroom. The kitchen / breakfast room has an attractive Aga, a range of bespoke fitted units and a central island with a Belfast sink. The sitting room, which is accessed via the kitchen, is a lovely, cosy room with a feature fireplace and woodburning stove. Throughout the ground floor there are a number of character features including exposed beams and wooden flooring.

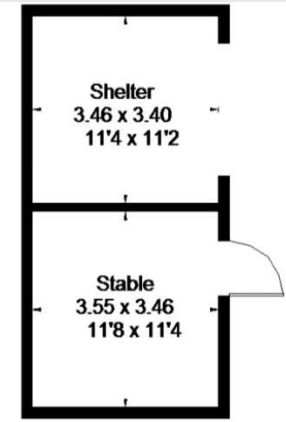
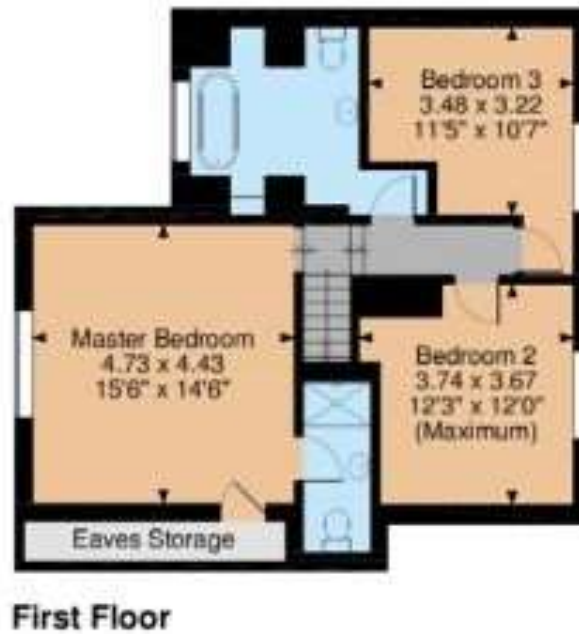


Upstairs, the master bedroom is particularly spacious with a good-sized en-suite shower room. Furthermore, the master bedroom enjoys beautiful views over the property's land. There are two further double bedrooms and a large family bathroom with freestanding bath which again overlooks the rear of the cottage.

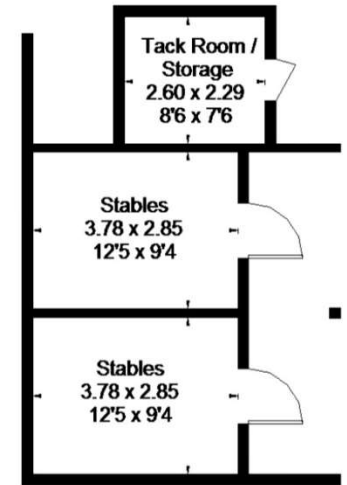
Outside, there is a large garden which is mainly laid to lawn and a gateway leads through to a beautifully designed oak framed stable block with 2 stables and a tack / feed room. The land, which is all boundary fenced with Equi-wire fencing benefits from a field shelter and extends to c. 2 acres with further land and outbuildings available by separate negotiation.



Hunters Race, West Lavant, Chichester
Main House internal area 1,599 sq ft (149 sq m)
Stables internal area 307 sq ft (29 sq m)



(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)

LOCATION

91 Hunters Race is situated within the small hamlet of West Lavant yet within a short drive of the vibrant cathedral city of Chichester. Nestled at the foot of the South Downs, Chichester itself is surrounded by beautiful countryside and beaches as well as offering extensive shopping, the Festival Theatre, restaurants and a direct train line into London Victoria.

There are a range of well-regarded schools in the area including Westbourne House School, Lavant House School, Oakwood Prep School and Great Ballard School. The property's location offers fabulous hacking, walking and cycling on the South Downs. Furthermore the property is situated in close proximity to Goodwood Racecourse, Cowdray Park Polo Club and sailing at Chichester.

FURTHER INFORMATION

Services: The property has mains electricity, gas and water and private drainage. None of the services have been tested.

Local authority: Chichester District Council – 01243 785166

Tax Band: C

EPC: D

Tenure: Freehold

Photographs: Taken August 2019

Viewings: All viewings are strictly by appointment only through Churchill Country & Equestrian Estate Agents – 01403 700222.



