



Buckleberries
West Wittering

Buckleberries, West Wittering nr. sandy beach
Chichester, West Sussex

Michael
Cornish
PROPERTY SALES & ACQUISITIONS



THE PROPERTY

3 Double Bedrooms
2 Bathrooms
Mezzanine Snug/potential Bedroom open area
Landing
Reception Hall
Luxury Kitchen/Dining room opening into a
Superb Conservatory
Utility Room/ Cloak room and Steam/Shower room
Sitting room with fireplace and wood burning stove
Stunning Family room with vaulted beamed ceiling

OUTSIDE

Gated driveway with extensive parking area
for a number of vehicles and dinghy/small boat
Beautifully landscaped secluded rear garden
Delightful side garden with south aspect

**Wonderful countryside nearby within reach of the sailing club
and an easy walk to the sandy beach**

Buckleberries

Cakeham Road, West Wittering, West Sussex, PO20 8AA

A superbly presented individually designed detached house of immense charm and character with contemporary features, including 3/4 double bedrooms, 3 bathrooms and a stunning large family room with a beamed vaulted ceiling, set in lovely secluded gardens located in the heart of this highly desirable coastal village, within an easy walk to an amazing sandy beach.



About 500 meters from this sandy beach



THE PROPERTY

Buckleberries is a beautifully presented and well appointed individually designed detached house of character, which has been extended in recent years and modernised to an excellent standard. Upon entering the property there is a welcoming reception hall. The impressive double aspect sitting room has a fireplace and wood burning stove, and french doors lead out to the "sun trap" side garden with a southerly aspect. The exceptional double aspect kitchen/dining room has plenty of natural light from the skylight windows within a part vaulted ceiling and bi-folding doors leading out to a large modern and elegant conservatory with doors opening out on to the secluded rear garden. The kitchen has an excellent range of superb Sylvarna cabinetry complimented with granite work surfaces and features an integrated Neff dishwasher and double oven with induction hob and warming drawer. A door leads into the utility/cloakroom/wc with additional storage for washing appliances and a door leads into a steam/shower room. There is a stunning vaulted family room with skylights with rain sensors and remote control metal shutters and exposed timber beams, along with bi-folding doors leading out to the rear garden. This room has a timber stairway upto a mezzanine snug/bedroom and a well-appointed adjoining bathroom. There are three double bedrooms, one of which is situated on the ground floor and two on the first floor. There is a family bathroom, which is beautifully designed with a free-standing bath tub and complementary classic style metro-wall tiling with underfloor heating in this bathroom and to the ground floor areas.

**Wonderful countryside nearby within easy reach of the sailing club
and a short walk to the sandy beach**















GARDENS & GROUNDS

Buckleberries is set well back on its plot within delightful gardens and grounds. A notable feature of this property is the beautiful well established and cared for gardens and grounds. The property is approached via timber gates, which lead into a paved driveway providing ample parking for a number of vehicles and small dinghy's and set well back within its grounds. There is an expanse of lawn to the front and to the side of the house with access to the rear garden, with a pathway leading to a rear sun terrace and superb conservatory. The beautifully landscaped rear garden affords an excellent degree of privacy and the borders are mostly flanked with manicured hedges, flower beds and an interesting variety of shrubs. An attractive paved and gravelled pathway, with a variety of fragrant plants, extends to a further terraced area towards the north westerly corner of the garden. Two timber-edged, raised planting beds provide the perfect area to grow vegetables and a number of specimen trees border the area of lawn. There is a useful outdoor shower situated to the front of the property.

**Delightful secluded private rear garden
and side garden with a north to south aspect**





WEST WITTERING & CHICHESTER

West Wittering is a highly regarded coastal village with a beautiful sandy beach stretching miles and there is a long established Sailing club. West Wittering has a vibrant friendly community with a variety of local shops that provide for the majority of every day needs, nearby horse riding, stables and lovely open countryside. Further facilities include: public tennis courts, a popular pub/restaurant The Witterings, and a popular small cafe The Landing. St Peter and St Paul's Parish Church is located in the heart of the village and there is Primary School. There is large cafe/restaurant close to the beachfront. The nearby village of East Wittering is about 2 miles and has a modern Medical Centre and a Dental Surgery and shopping centre, with a variety of independent shops, good choice of cafes and restaurants and stores including the Co-op and Tesco supermarkets. There is a private leisure club Harbour Way country club (currently due to be redesigned during Summer 2023), located about two miles north of West Wittering village and nearby Itchenor village, which also has an established Sailing club and two pub/restaurants nearby at The Lamb and The Ship Inn near the harbour. Much of the surrounding countryside is an Area of Outstanding Natural Beauty.

The historic city of Chichester was founded by the Romans during the first century AD and has a fascinating history with remains from the Roman Conquest. Much of the city centre is accessed through level pedestrianised areas leading to the ancient Chichester Cathedral founded during 1075. Many of the buildings in the city centre date from the Georgian and Victorian eras. There are beautifully kept parks and 'The Ship Canal' from the city Basin is navigable for about 2 miles by canoe and rowing boats to Donnington, beyond which there are a further 2 miles of walks along the canal leading to Birdham and Chichester Marinas. In the city there is a Nuffield Hospital (private patients) and NHS St Richard's Hospital. Further amenities include: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, Chichester Racquets tennis/squash club and Chichester rugby club. Other attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. There are a number of schools accessible from Chichester including: Chichester University, The Portsmouth Grammar, Bishop Luffa, The Prebendal school, Oakwood, Slindon College, Great Ballard, Dorset House, Seaford College and Westbourne House.



Buckleberries, Cakeham Road, West Wittering

Approximate Gross Internal Area = 219.4 sq m / 2362 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 4.1 sq m / 44 sq ft

Total = 223.5 sq m / 2406 sq ft



Ground Floor

Floor Above
Studio/Family Room

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.



Goodwood Racecourse



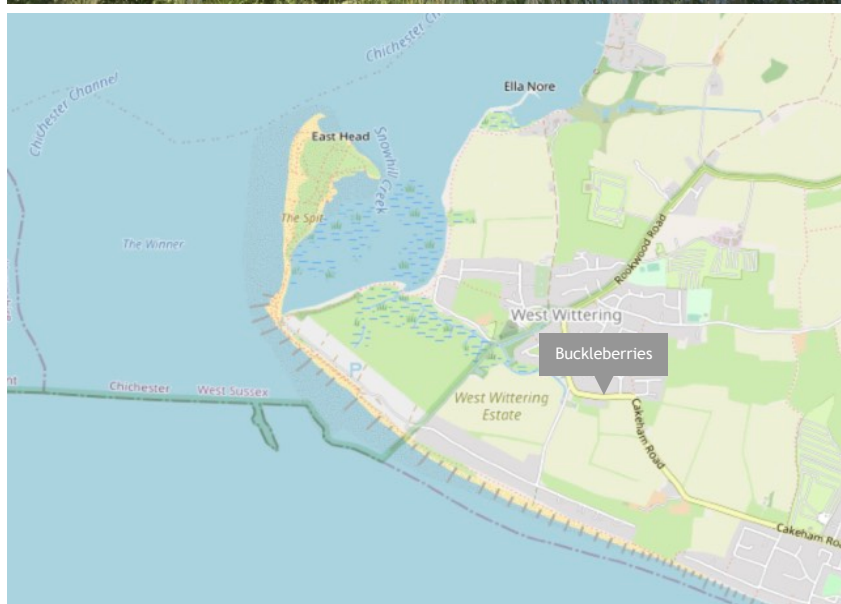
Goodwood Revival



Many miles of sandy beach at West Wittering



Chichester Marina



COMMUNICATION TRAVEL LINKS

Chichester mainline rail station links to London/Waterloo via Havant (95mins). The A3 (M) motorway is about 18 miles to the West, connecting to the M25 Junction 10 and to central London/Westminster (76miles) and airports at Heathrow (72miles) or alternatively Gatwick via A27/A24 (48miles). Southampton International airport (38miles) and Portsmouth (20miles), both cities have ferry services to the Isle of Wight, The Channel Isles and Europe. Distances are approximate and times may change.

SERVICES: Mains electricity, gas, water and drainage.

Council Tax Band: F Year 2026/27 £3,538.39

EPC Rating: D **TENURE:** Freehold

LOCAL AUTHORITY: Chichester Council 01243 785166

COASTAL & COUNTRY PURSUITS

Chichester is renowned for its sailing amenities, country pursuits and attractions: the Goodwood Festival of Speed, Goodwood Revival motoring events, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. Golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside is an Area of Outstanding Natural Beauty. The South Downs National Park provides miles of footpaths and bridleways. There are miles of sandy beaches at the Witterings. Chichester has about 17 miles of harbour channels with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina) and in all 14 sailing clubs locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College & Gardens, Arundel Castle, Fishbourne Roman Palace, Stansted Park, Petworth House, and Goodwood House.

Brochure: August 2026

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Viewing by Appointment

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