



Stratone Manor Strettington Lane, Strettington - PO18 0LA

Guide Price £1,200,000



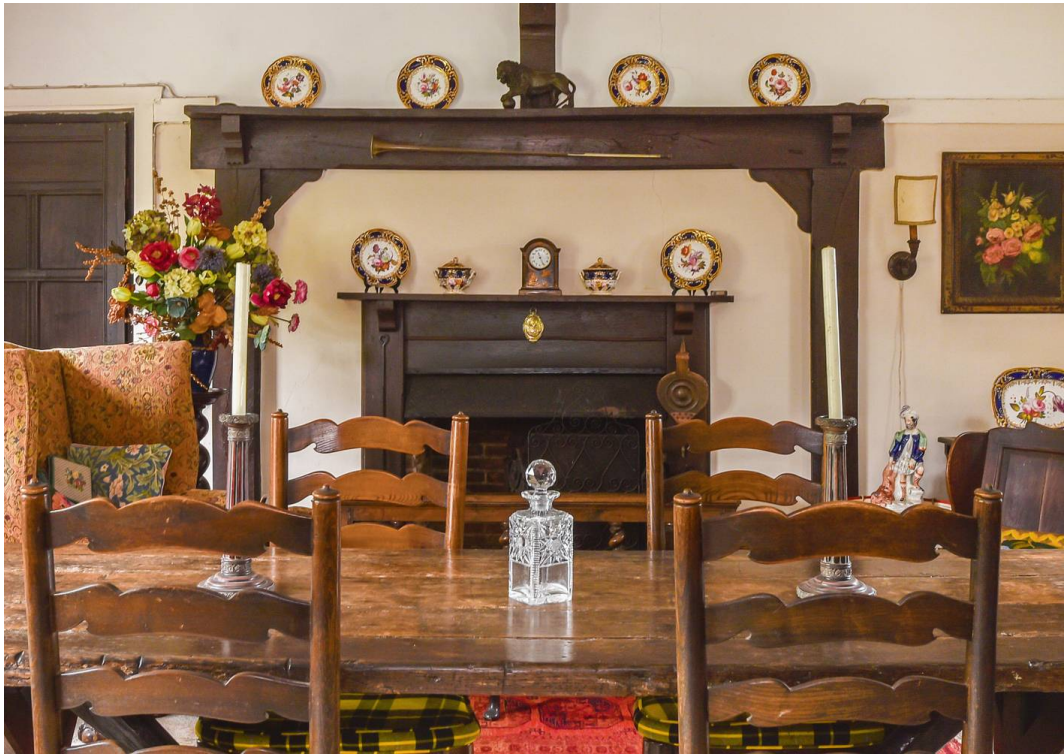
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Stratone Manor Strettington Lane

Strettington, Chichester

- Substantial and characterful period home in the highly sought-after hamlet of Strettington
- Superb position close to the Goodwood Estate, South Downs National Park and historic city of Chichester
- Generously proportioned and highly versatile accommodation arranged over two floors
- A wealth of attractive period features including exposed timbers, leaded windows and traditional fireplaces
- Excellent reception accommodation offering plenty of space for both family living and entertaining
- Generous kitchen and dining accommodation with considerable potential to create an impressive family living space
- Excellent selection of well-proportioned bedrooms, several enjoying attractive outlooks and character features
- An increasingly rare opportunity to acquire a distinctive home with considerable scope for sympathetic updating
- Ideal opportunity for purchasers looking to create an individual long-term family home in a prime semi-rural setting
- Exceptionally well placed for Goodwood's renowned motorsport, horse racing and other sporting events







Accommodation

A substantial and characterful period home offering generous and versatile accommodation, set in the sought-after hamlet of Strettington, on the edge of the Goodwood Estate. Stratone Manor presents an increasingly rare opportunity to acquire a distinctive property.

The house has a wonderful sense of character throughout, with exposed timbers, leaded windows, traditional fireplaces and well-proportioned rooms combining to create a distinctive family home. While there is scope for updating and modernisation, the scale and layout provide an excellent basis from which a purchaser could enhance the property to their own taste.

The ground floor offers an excellent selection of reception spaces. The principal sitting room is a particularly impressive room, featuring substantial exposed beams and timbers together with a large traditional fireplace forming an attractive focal point. There is ample space for several seating areas, making this a superb room for both everyday family life and entertaining.





Further reception accommodation provides considerable flexibility, with rooms suitable for formal dining, a family room, snug or home office depending on requirements. The traditional character continues throughout, with further fireplaces, timber detailing and attractive leaded windows.

The kitchen is another generously proportioned room and retains a traditional country-house feel, with extensive cabinetry, plenty of worktop space and an Aga-style range. There is room for informal dining, while the adjoining accommodation provides the potential to create a particularly impressive kitchen, dining and family space should a purchaser wish to remodel in the future, subject to any necessary consents.



The ground floor is completed by useful ancillary accommodation, adding to the practicality of the house and making it particularly well suited to family living.



Upstairs, the generous proportions continue with an excellent selection of bedrooms.

The principal bedroom is an especially spacious room with extensive fitted wardrobes and plenty of room for additional furniture. The remaining bedrooms are also well proportioned, with several retaining attractive period details including fireplaces, exposed timbers and leaded windows.

The first floor also provides the existing bathroom accommodation, which, together with parts of the wider house, offers an opportunity for a new owner to modernise and potentially reconfigure to suit contemporary family requirements.



Throughout Stratone Manor, it is the combination of scale, individuality and period character that really stands out.

The property is not simply a house requiring updating, but an increasingly rare opportunity to take an already impressive period home and create something particularly special in one of the Chichester area's most desirable semi-rural locations.

Stratone Manor is situated in the highly regarded hamlet of Strettington, enjoying an attractive semi-rural position just to the east of Chichester and immediately adjoining the renowned Goodwood Estate. The location is particularly well suited to those looking to combine countryside living with convenient access to the city.

The South Downs National Park is close at hand, providing an extensive network of footpaths, bridleways and beautiful countryside, while the Goodwood Estate is renowned internationally for its horse racing, Festival of Speed and Goodwood Revival events.

The cathedral city of Chichester lies only a short distance away and provides an excellent range of shopping, restaurants and leisure facilities, together with the Festival Theatre, Pallant House Gallery and a mainline railway station with services towards London and the south coast.

The surrounding area is also particularly well served for recreation, with Chichester Harbour and the sailing villages of Bosham and Itchenor within easy reach, making Strettington an excellent base from which to enjoy the coast, countryside and everything the wider Chichester area has to offer.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E







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Approximate Gross Internal Area = 293.2 sq m / 3156 sq ft

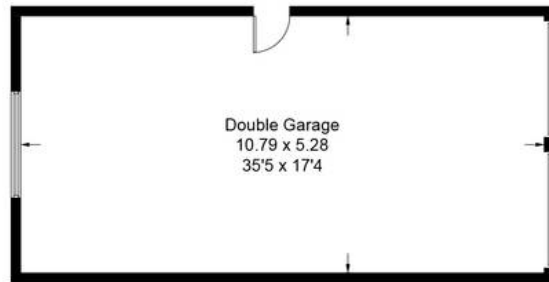
Double Garage = 57.2 sq m / 616 sq ft

Outbuildings = 21.3 sq m / 229 sq ft

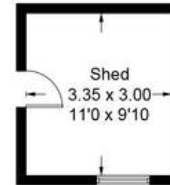
Total = 371.7 sq m / 4001 sq ft

(Excluding Log Store)

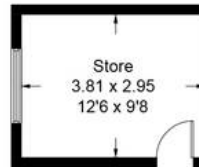
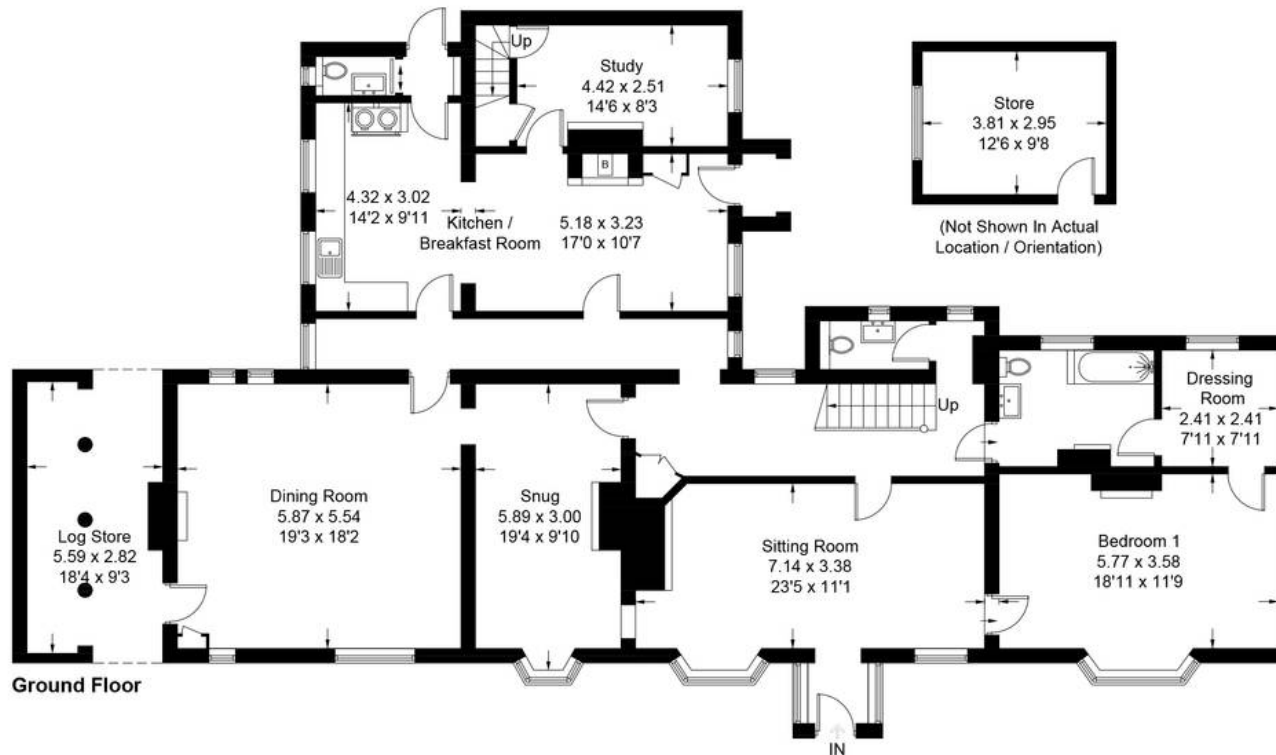
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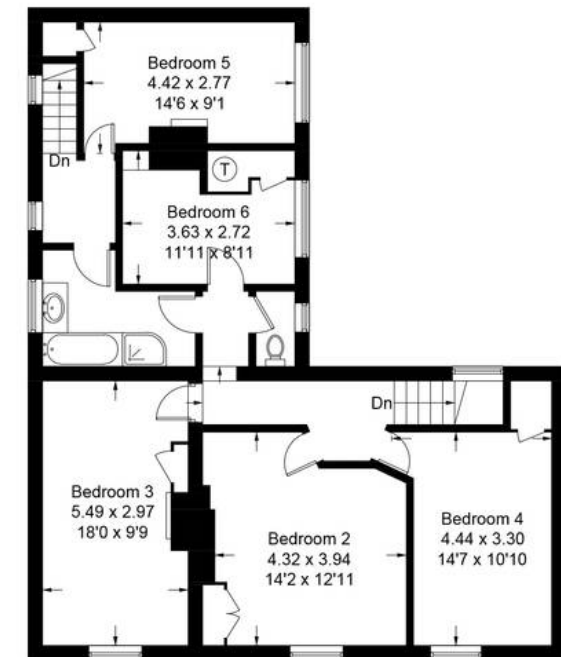
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Created by Emzo Marketing 2026. (ID1331757)



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