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ACORNS

WEST ASHLING ROAD, HAMBROOK, PO18 8UD

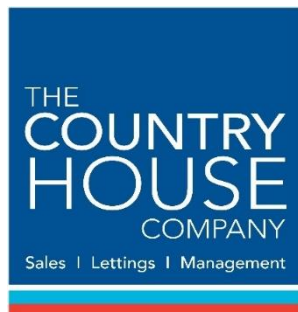
A STUNNING CONTEMPORARY HOME WHICH HAS BEEN EXTENSIVELY REMODELLED IN RECENT YEARS AND IS SITUATED IN A RURAL LOCATION BETWEEN HAMBROOK VILLAGE AND THE SUSSEX VILLAGE OF WEST ASHLING. THE PROPERTY HAS MANY FEATURES INCLUDING A ROOF TERRACE WITH PANORAMIC VIEWS, AND AN INTEGRAL ONE BEDROOM ANNEXE. THIS STYLISH PROPERTY IS APPROXIMATELY 6 MILES FROM CHICHESTER WITH COASTAL BEACHES INCLUDING WEST WITTERING APPROXIMATELY 12 MILES.

SUMMARY OF FEATURES

STYLISH CONTEMPORARY ACCOMMODATION, HIGH CEILINGS, PICTURE SOLARLUX WINDOWS AND 5 PANEL BIFOLD DOORS, UNDERFLOOR HEATING, ELECTRIC SOLAR BLINDS AND AIR CONDITIONING TO THE DINING AREA, HIGH SPECIFICATION SANITARY WARE AND FIXTURES AND FITTINGS THROUGHOUT.

ACCOMMODATION

LARGE OPEN PLAN KITCHEN/DINING/SITTING ROOM, MASTER BEDROOM WITH ENSUITE SHOWER/SAUNA ROOM AND DRESSING ROOM, TWO FURTHER BEDROOMS ONE WITH AN ENSUITE BATHROOM. AN INTERGRATED 1 BEDROOM ANNEXE WITH KITCHEN, BEDROOM, SITTING ROOM AND ENSUITE SHOWER ROOM. A UTILITY, FAMILY BATHROOM, GARAGE, WORKSHOP AND 28'8 X 15,5 ROOFTOP SUN TERRACE.



The Country House Company

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Notice: The Country House Company and their clients give notice that: 1. They are not authorized to make or give any representations or warranties in relation to the property either here or Important elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. 3. The text, photographs, distances, times and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and The Country House Company have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. All fixtures and fittings, curtains/blinds, carpeting, kitchen equipment whether fixed or not are deemed removable by the vendor unless specifically itemised within these particulars. Date of particulars 2022. Interior photos 2022.



This stylish single storey home offers luxurious accommodation with light and spacious rooms, high ceilings and picture windows with panoramic views throughout.

The property is privately positioned and approached via electric gates. There is a welcoming entrance hall, a stunning open plan triple aspect living area with bi fold doors, underfloor heating, a multi fuel stove, air conditioning and contemporary kitchen with 6 ring gas range master.

The principal bedroom has an ensuite shower/sauna and dressing room. Bedroom two also has an ensuite bathroom, whilst bedroom four is currently used as a study.

The third bedroom forms part of the integrated annexe with kitchen and sitting room but could easily be used as additional living space as it can be accessed from the hallway.

In addition, and completing the accommodation is a family bathroom, utility, double garage, workshop, and superb rooftop sun terrace.



To the front of the property is a very large area for parking but equally, given the level of privacy, it is a further area that that can be utilised as an additional entertainment area.

To the rear of the house is an elegant, paved South facing terrace and large lawned area partially enclosed by hedging and panel fencing, with open views across farmland to the side aspect.

Accessed via a spiral staircase is the elevated terrace with far reaching panoramic views.

Situation

West Ashling village has a local pub and primary school. The nearby village of Funtington has a farm shop and also a primary school approx. 0.8 miles away.

Chichester offers an excellent range of shops and restaurants and is renowned for its Festival Theatre and slightly further afield The Goodwood Estate host of the annual Festival of Speed and Glorious Goodwood.

Sailing is one of the predominate pastimes on the coast with sailing clubs at Bosham (5 miles), Itchenor and Dell Quay.



The Blue Flag beaches at West Wittering can be found approximately 12 miles to the south and surrounding countryside is an ideal place for country walks, horse riding and cycling.

Train Stations are at: Nutbourne 1.1 miles, Bosham 1.5 miles, Southborne 1.8 miles.

Services: Mains electricity, gas, and water. Private drainage – Klargester Water Treatment System.

Local Authority: Chichester Council.

Tax Band: F

Tenure: The property is offered for sale Freehold.

EPC Rating: C

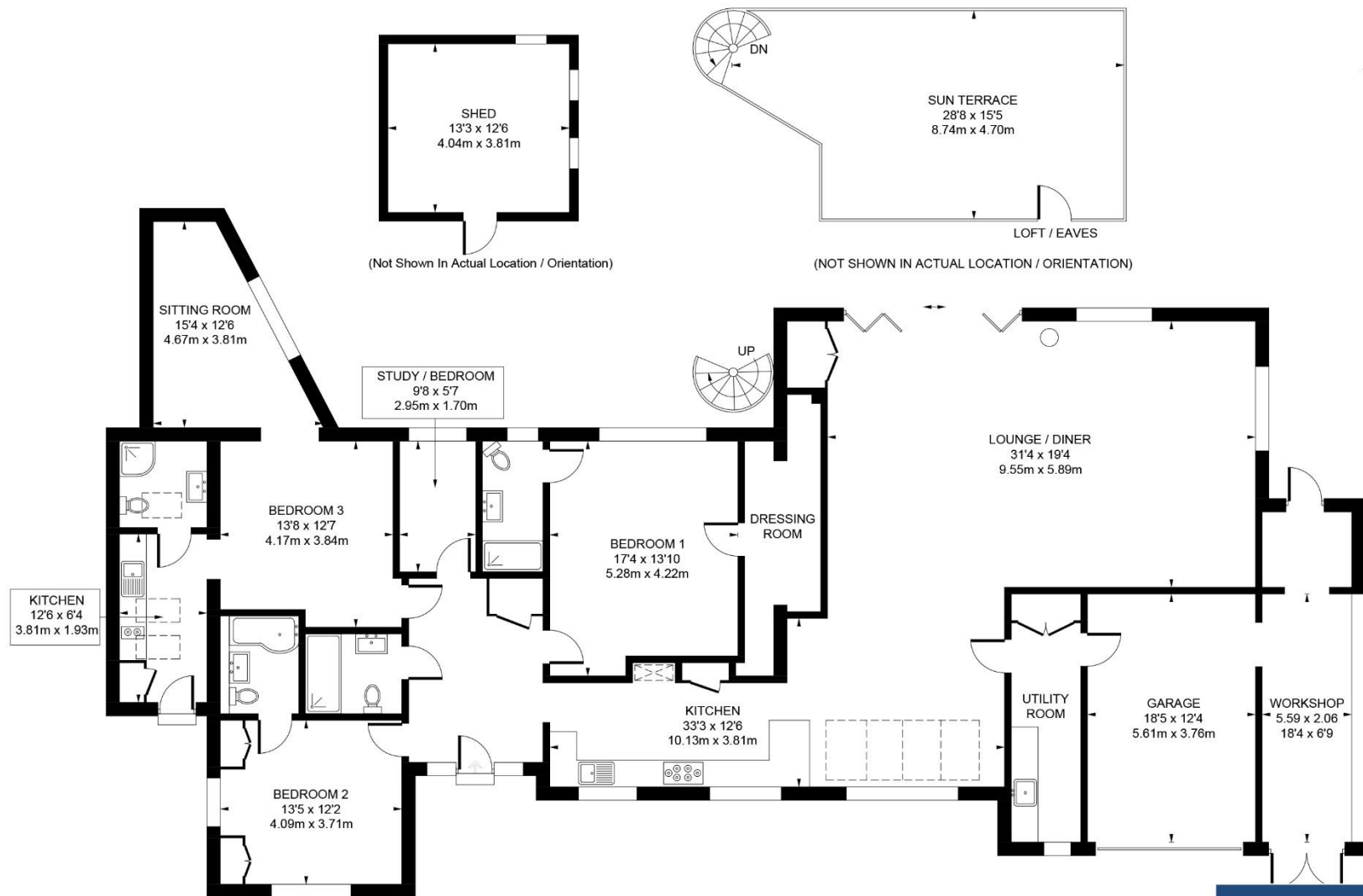
Viewing: Strictly by appointment via The Country House Company

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Email: katep@countryhousecompany.co.uk

Prior to making an appointment to view, the agents strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.





(Not Shown In Actual Location / Orientation)

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GROUND FLOOR

TOTAL APPROX. FLOOR AREA 3029 SQ.FT (281.4 SQ.M)
(INCLUDING GARAGE / SHED)

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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