



The Glebe
Church Lane | Funtington | West Sussex | PO18 9LH

FINE & COUNTRY

THE GLEBE



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THE GLEBE



- Exclusive Village Location
- Large Reception Spaces
- Spacious Second Floor
- Two Bathrooms and Two Ensuites
- Media Room
- Attractive Secluded Gardens
- Double Garage
- Plenty of Parking

'The Glebe' is an impressive modern country home built in 2008, set well back from the road, enjoying a peaceful and secluded location behind an impressive hand-crafted flint wall and approached through twin brick pillars along a shared gravel driveway.

From stepping over the threshold into the hallway, with its twin galleried landings overlooking, there is an immediate feeling of space. This is replicated in the drawing room which opens into the conservatory, and also in the large kitchen/dining room which leads through to both the garden room and the study.

This is indeed a well-designed home for modern family living and also for entertaining. Approximately 3680 sq. ft. of floor space provides; four reception rooms, five bedrooms, two family bathrooms, two ensuite shower rooms a dressing room and a media room. The layout provides the opportunity for flexibility in the use of the rooms, if so desired.





This flexibility is replicated in the charming and beautifully presented gardens which offer numerous options for their enjoyment, with a number of paved patios and terraces.

The specification is of a high standard; quality kitchen units and sanitary ware, underfloor heating throughout the ground floor and all bathrooms, solid Oak doors, Plantation style shutters and blinds, wiring for electrical curtain rails, wired for Bose sound system, Cat 5 cabling, computer controlled heating and lighting.

Being situated in the heart of the charming village of Funtington, close to the church, the property enjoys easy access to beautiful rural walks through the National Trust owned, Kingsley Vale. The village offers many opportunities for 'interaction' if desired. The community of St Mary's Church organise an annual summer barbeque, bonfire night event and Carol singing at Christmastime. The local children can start their day with a healthy stroll across the fields to the local school. There is a wonderful farm shop with an abundance of local produce, and for eating out both The Fox & Hounds and Halliday's Restaurant come with excellent reputations.

Communications are good too, with a regular bus service and a mainline station at Nutbourne (to Chichester, London and Gatwick) for commuters. The choices for shopping are abundant with the local harbour town of Emsworth close by and Chichester about a 10 minute drive. Gunwharf Quays at Portsmouth is also not too far. Horse racing is only 15 minutes away at Goodwood, whilst sailing enthusiasts have Chichester and Emsworth on their doorstep.





APPROACH

Set well back from the lane, behind an attractive hand-crafted flint wall, via twin brick pillars to a long gravel driveway which curves past the entrance door to the double garage. The gardens to the front, are planted with numerous shrubs and a varied and interesting selection of trees; an impressive Cork Oak, Native Yew, Black Poplar, Scots Pine, Sycamore and Beech. There is a large lawned area and a number of mature trees, and the driveway provides more than ample parking.

WALK THROUGH ACCOMMODATION

RECEPTION HALL

Entrance door with glazed side panels, full height vaulted ceiling, stairs rising to upper floors with twin galleries overlooking, Oak flooring, double doors to sitting room, doors to kitchen/family room and cloakroom, under stairs coat cupboard, coving, ceiling spotlights, double doors to;

SITTING ROOM

24' 11" x 12' 11" (7.55m x 3.92m)

Double aspect overlooking front and rear gardens, double glass doors to rear terrace, Oak flooring, marble surround fireplace with open grate, ceiling spotlights, coving, double glass doors to;

CONSERVATORY

11' 2" x 10' 2" (3.39m x 3.08m)

Porcelain tiled flooring, blinds fitted throughout, double doors leading to south-facing terrace.

KITCHEN / DINING ROOM

24' 11" max x 21' 1" max (7.55m x 6.40m)

Comprehensive range of 'Silvana' Cherry wood and glass fronted units, with cupboards and slow closing drawers, complimented by light-coloured granite worktops. 'Neff' incorporated appliances; microwave, double oven, warming drawer, dishwasher Large central work island with inset 'Neff' induction hob with stainless steel canopy hood, lighting and extractor fan and two pendant ceiling lights over. Plumbed-in full height fridge/freezer with water dispenser. Porcelain ceramic tiled floor throughout. Wired for Bose system. Internal window from dining area with view into garden room. Ceiling spotlights and coving, pendant fitting to dining area. Double glass doors to east facing terrace. Doors to study, garden room and inner hall leading to utility and garage.









STUDY

11' 6" x 7' 2" (3.49m x 2.17m)

Window to rear aspect, Oak flooring, ceiling spotlights, coving, door to sitting room.

GARDEN ROOM

14' 6" x 11' 8" (4.39m x 3.55m)

Accessed from the kitchen/dining room via double glass panelled doors. Vaulted ceiling with coving and large central light lantern. Internal window with view to dining area. White wooden fire surround with electric log-effect fire. Twin windows either side of fireplace and double doors to east facing terrace.

UTILITY ROOM

Range of fitted storage units with inset sink, plumbing and space for washing machine and further dishwasher, Porcelain tiled flooring, ceiling spotlights, obscured glass window to garden room providing natural light.

FIRST FLOOR LANDING

Gallery overlooking reception hall and window overlooking front garden. Access to Bedrooms One – Four, Dressing Room and Family Bathroom. Staircase rising to second floor, airing cupboard with slatted shelving and hot water tank. Ceiling spotlights and coving.

BEDROOM ONE

14' 1" x 12' 6" (4.27m x 3.79m)

Windows to front and rear aspects with radiators below, fitted wardrobes to one wall, ceiling spotlights and coving, door to;





ENSUITE SHOWER ROOM

Window to rear aspect, fully tiled walls, fitted vanity surround unit with twin basins and storage below, matching mirrors with lights over, shaver socket, large shower cubicle with glass screen, WC, heated towel radiator, Porcelain tiled flooring.



DRESSING ROOM

14'1" x 8'5" (4.28m x 2.55m)

Located opposite the entrance to the master bedroom. Range of fitted wardrobes to one wall. Window overlooking front garden. Ceiling spotlights and coving, radiator.

BEDROOM TWO

14'9" x 12'3" (4.47m x 3.72m)

Windows to both front and rear aspects with radiators below, slight sloping ceilings to two walls, ceiling spotlights and coving.

BEDROOM THREE

12'11" max x 12'1" (3.92m x 3.66m)

Fitted robes to one wall, window to front aspect, radiator, ceiling spotlights and coving.

BEDROOM FOUR

12'5" x 11'5" (3.78m x 3.47m)

Overlooking rear garden, fitted wardrobes to one wall, ceiling spotlights, coving, door to;

ENSUITE SHOWER ROOM

Window to rear aspect, fully tiled walls, corner shower unit, WC, corner washbasin, Porcelain tiled flooring, , heated towel radiator, shaver socket, ceiling spotlights.

FAMILY BATHROOM

Fully tiled walls, inset Whirlpool bath, washbasin with mirror over, shaver socket, WC, heated towel radiator, Porcelain tiled flooring, ceiling fan, ceiling spotlights.

SECOND FLOOR LANDING

Gallery overlooking reception hall. Access to Bedroom Five, Media Room and second Family Bathroom. Ceiling spotlights and coving.

BEDROOM FIVE

17' 11" max x 12'11" (5.44m x 3.91m)

Triple aspect, two radiators, sloping ceiling to two walls, central ceiling light, coving, loft access.

FAMILY BATHROOM

Ceramic tiled flooring with underfloor heating, P-shaped bath with shower over, vanity unit with inset wash basin and cupboard below, mirrored wall cabinet with internal and external light and shaver socket, heated towel radiator, skylight window.

MEDIA ROOM

17' 10" max x 14'1" (5.41m x 4.27m)

Range of fitted wall cupboards, wall mounted Television screen, windows overlooking front and rear gardens with radiators below, sloping ceiling to two walls, inset ceiling speakers for Bose system, wall-mounted television surround sound speakers, ceiling spotlights and coving.









OUTSIDE

The gardens to the rear are primarily laid to lawn with a number of separate seating areas, accessible from the sitting room, conservatory, dining room and garden room. The patios, whilst providing a continuous walk-through from one end to the other, are individually designed and surrounded by open-weave fencing and climbing planting. There is external lighting for extending enjoyment of the garden in the evenings. A pretty 'Finn Forest' summer house, with lighting and power, sits in the corner and has its own little patio. The whole garden is enclosed by high hedging and panelled fencing concealed by an unusual and attractive Holly hedge. External lighting, power points and water taps are located at the front and rear of the house.

DOUBLE GARAGE

19'3" x 18'11" (5.85m x 5.75m)

Twin electric up-and-over doors, external approach lighting, window overlooking front garden, internal lighting and power supply, door leading through inner hallway to the kitchen beyond.

DIRECTIONS

From A27 eastbound: Exit to Emsworth and follow the A259 for about 3.5 miles. Upon reaching The Barleycorn (on the right hand side), take the next left onto Broad Road. Proceed over the railway crossing and the A27 to a T-junction. Turn right and follow the road into Funtington where Church Lane will be found on the right hand side. The driveway to the property is the first on the left.

From Chichester: Follow the B2178 towards East Ashling, then the B2176 to Funtington. Upon reaching Funtington village, Church Lane will be found on the left hand side and the driveway to the property is the first on the left.







Additional Information;
Chichester District Council - Band 'H'
Broadband internet connectivity
Mains water and electricity
Oil fired heating

VIEWING:

Strictly by appointment with Fine & Country – Telephone 01243 487969

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England, Scotland & Wales		Min Decimals	2008-2018

THE GLEBE

Approximate Gross Internal Area

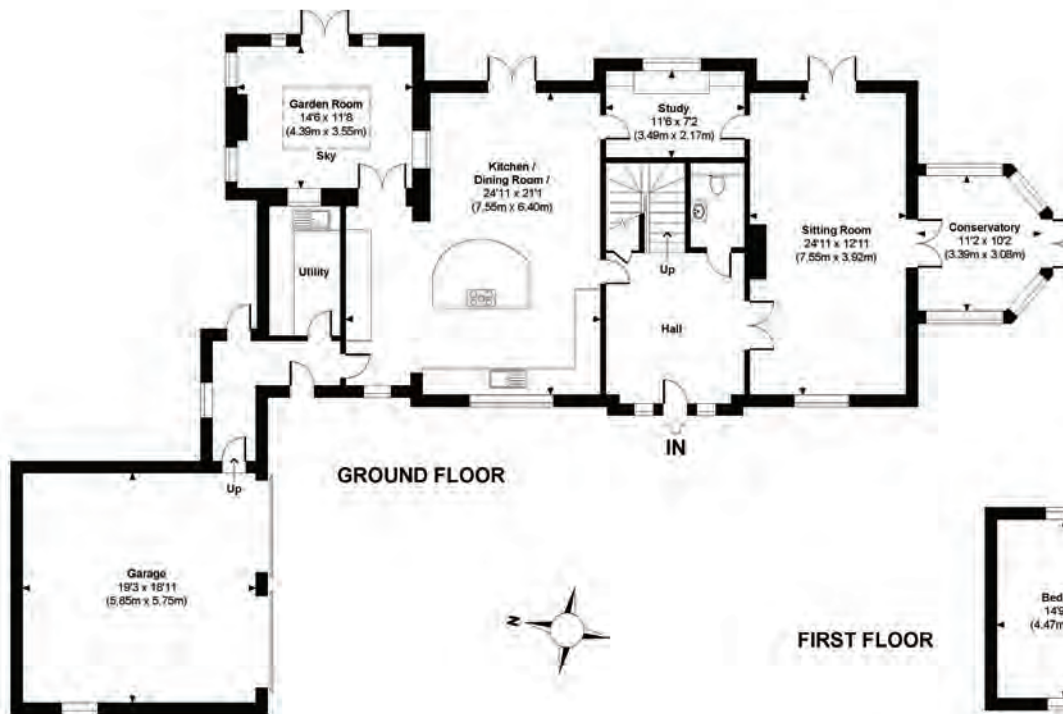
Main House = 3318 Sq Ft / 308.24 Sq M

Garage = 362 Sq Ft / 33.64 Sq M

Total = 3680 Sq Ft / 341.88 Sq M

(Includes areas with restricted height less than 1.5m. Excludes Voids.)

SECOND FLOOR



Indicates restricted room height less than 1.5m.

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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THE FINE & COUNTRY
FOUNDATION

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