



Pettswood

Five Acres, Funtington, Chichester, West Sussex, PO18 9LX







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An extended detached house with annexe potential set in delightful gardens of just over three-quarters of an acre, located at the end of a quiet cul-de-sac in the sought after Downland village of Funtington.

- Living Room
- Study / Sun Room
- Kitchen
- Dining Room
- Family Room
- Further Ground Floor Bedroom
- Principal Bedroom with En Suite Bathroom
- 2 Further Bedrooms
- Family Shower Room
- Utility
- Double Garage
- Gardens Approx. 0.79 Acres



THE PROPERTY

Pettswood is bright and well-proportioned detached house set in beautiful gardens of just over three-quarters of an acre. It is located in a tucked away corner of this desirable Downland village, at the end of a private cul-de-sac. A ground floor extension gives potential for annexe accommodation with scope for further extension, subject to the necessary planning consents. Although in need of some updating, this offers a rare opportunity to acquire a village house with a good size plot in an excellent location.

On entering the house, a hallway provides access to the principal reception room. The bright and airy, dual aspect living room overlooks the delightful gardens, with an open archway leading to the study. Double doors from this study space open to a triple aspect sun room which provides an ideal space to sit and look out over the gardens, with doors giving direct access outside. The kitchen and dining room are semi-open to each other with the dining room having a dual aspect and also looking out over the gardens. The kitchen space has a range of floor standing units, with a door leading to the very useful utility area. This in turn leads through to the area of the house that could be used to provide annexe-style accommodation. This features family room, with shower room and ground floor bedroom leading from it. A door leading from the driveway in to the utility space can be used to provide independent access to this annexe space.

To the first floor, all the bedrooms offer southerly aspect views over the gardens, with the principal bedroom having an en suite bathroom. There are two further bedrooms, one of which has a good size walk-in storage space. There is also a shower room and separate cloakroom.



GARDENS AND GROUNDS

Pettswood is set in delightful grounds that total approximately 0.79 of an acre. The house is set towards the north edge of its grounds, allowing for many of the rooms in the house to look over a large area of the gardens to the south of the grounds.

The house is approached via a driveway leading to a double width garage with an up-and-over door. The driveway extends to the side of the garage, providing ample parking for a number of vehicles.

The main area of garden is mostly laid to lawn and edges with mature hedging, ornamental shrubs and trees, with a pond located to one side. The gardens formally featured a grass tennis court which could be reinstated. The gardens continue round to the side and rear of the house

where there is a further area of lawn. There is also a useful detached prefabricated concrete shed/garage located in this rear area of garden.

SITUATION

Pettswood occupies an excellent central village position which is just within England's newest national park, the South Downs National Park. Nearby is the Kingley Vale Nature Reserve, 160 hectares of chalk grassland and ancient Yew woodland with Bronze Age and Roman earthworks with wonderful elevated views over the surrounding countryside and across to the Isle of Wight. Nearby West Stoke contains St Andrew's Church, originally the second church of the parish of Bosham and mentioned in the Domesday Book, and a village hall. About two miles to the east is the village of East Ashling with a pub/restaurant with accommodation, together with a bus service connecting the village to Chichester. The next village located to the south east is West Ashling



and 4 miles to the south is the popular sailing village of Bosham. Funtington village has a well-regarded independent restaurant and pub/restaurant. There is a plethora of walks in the area which include stunning springtime walks through the bluebell woods. Cycle paths include the South Downs Way, a 100 mile path from Winchester to Eastbourne and the only national trail that can be ridden its entire length. The route via the village of West Ashling provides access south to Bosham and sailing on Chichester Harbour. The Salterns Way provides foot and bike access through the Manhood Peninsula via Apuldrum and the marinas at Chichester, Birdham, and onwards to the sandy Blue Flag beach at West Wittering.

COUNTRY, COASTAL AND SPORTS

Sporting activities in the area include excellent sailing round Chichester Harbour and along the coast. Chichester Harbour has about 3,800 moorings, 2,000 berths in 6 marinas and 14 sailing clubs. Chichester Marina, Birdham Pool and Emsworth Marina provide excellent sailing facilities. Events of note include the Goodwood Festival of Speed and Revival events for motoring enthusiasts, horseracing at Goodwood and Fontwell racecourses, polo at Cowdray Park, golf at Goodwood and nearby Hunston and flying from Goodwood aerodrome. The Blue Flag sandy beach at West Wittering is ideal for kite surfing and wind surfing. Other local attractions include: Fishbourne Roman Palace, the Weald and Downland Open Air Museum at Singleton, West Dean College and Gardens, Arundel's Wildfowl and the historic houses of Goodwood House, Stansted Park, Uppark and Petworth House.

COMMUNICATIONS

The railway station at Chichester provides access to London via Havant Waterloo (95 minutes) and to London Victoria (95 minutes) via Gatwick Airport and along the South Coast. The A3 (M) motorway is about 8 miles to the west and connects the South Coast with London. From the A3 at Junction 10 of the M25, access is provided to the major international airports at Heathrow and Gatwick, Southampton International Airport is about 28 miles to the west. The Port of Portsmouth, about 15 miles, provides access to the Isle of Wight, the Channel Islands and to Continental Europe.

LOCAL AUTHORITIES

Chichester District Council
01243 785166

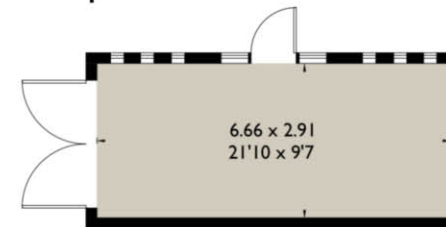
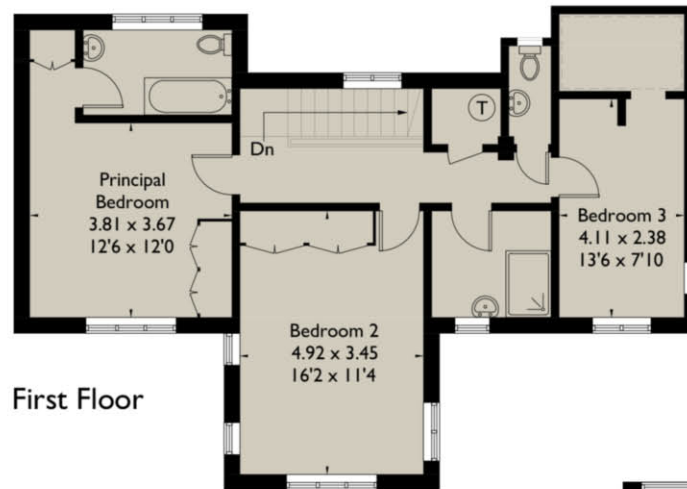
West Sussex County Council
01243 777100

SERVICES

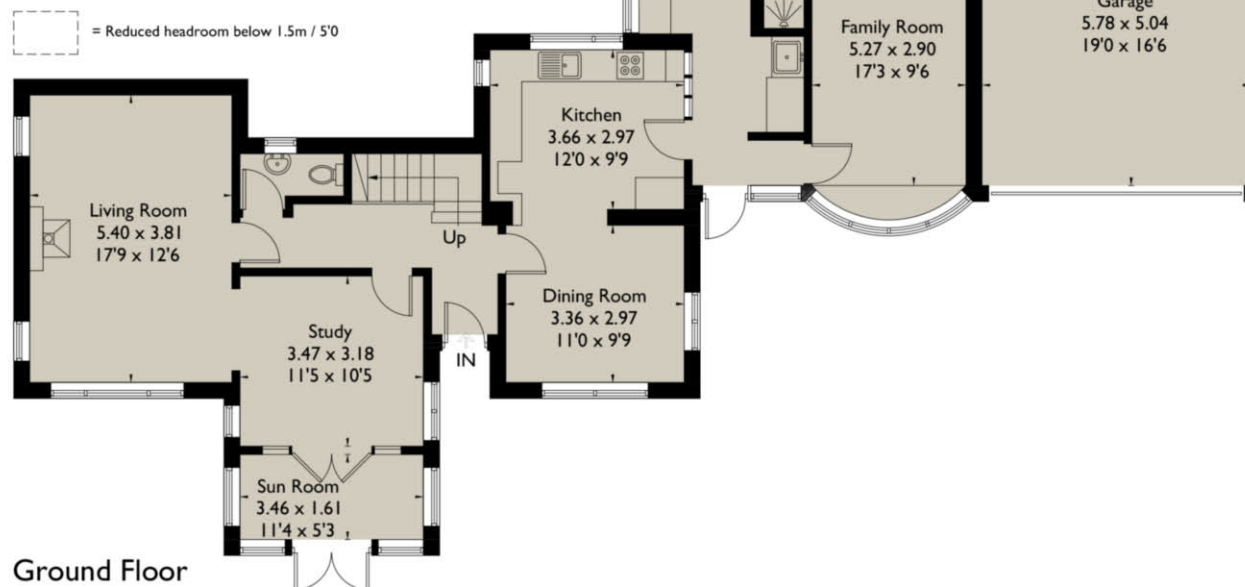
Oil fired heating, mains electric, mains drainage (services not tested)

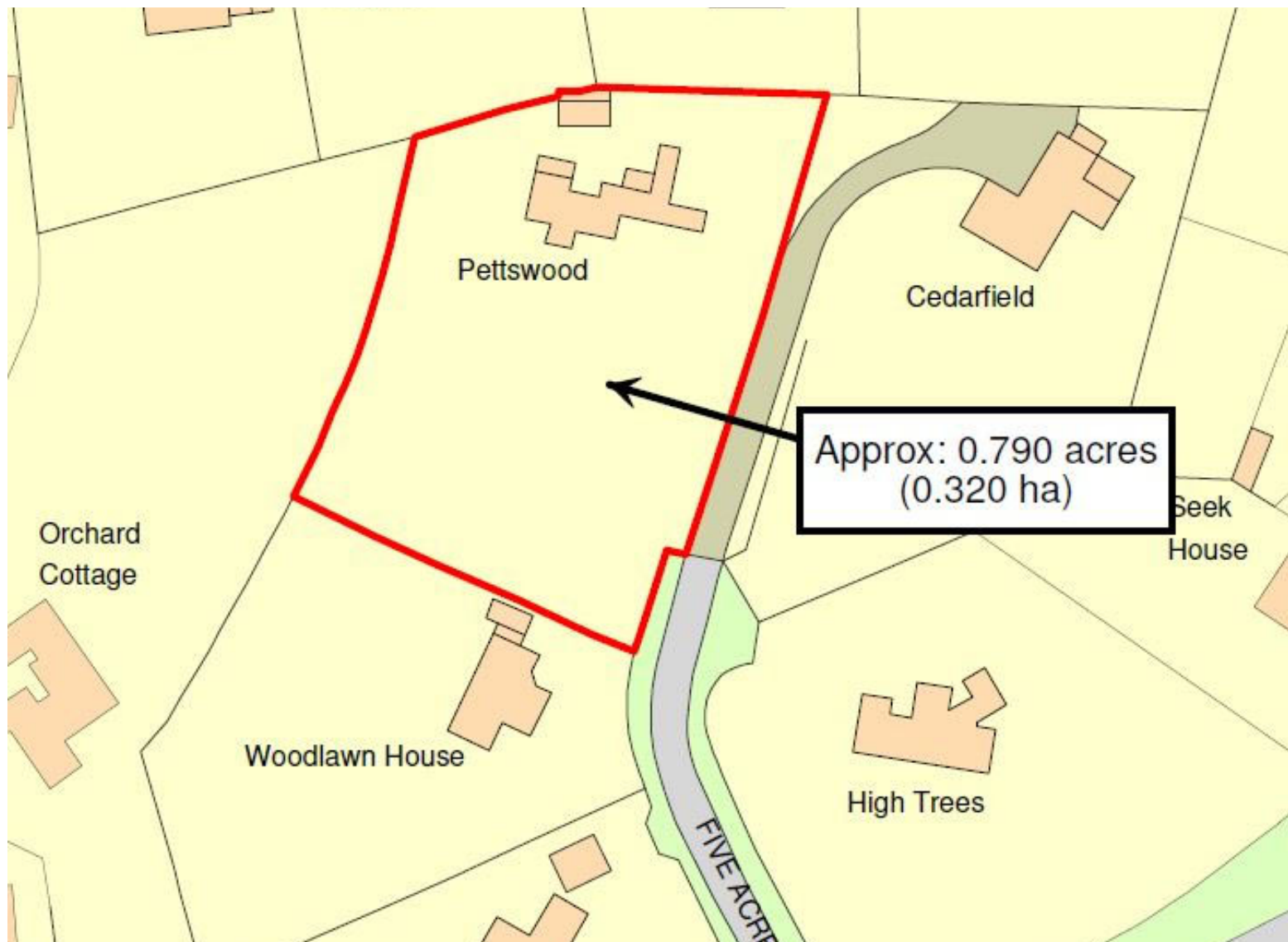


Approximate Gross Internal Area = 217.6 sq m / 2342 sq ft (Including Garage)
Outbuilding = 19.3 sq m / 208 sq ft
Total = 236.9 sq m / 2550 sq ft



(Not Shown In Actual Location / Orientation)





Directions

From Chichester's Northgate roundabout at the end of North Street, take St Paul's Road (A286) then Old Broyle Road (B2178) northwest. Continue on this road for approximately 4.5 miles, through the village of East Ashling. Upon entering Funtington village, take the right hand turning into Five Acres and the property is the third on the left.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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