



Orchard Cottage

Funtington, Chichester, West Sussex, PO18 9LG

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A delightfully bright and spacious detached house in grounds of about an acre, set in a secluded location in the heart of the sought-after Downland village of Funtington.

- Sitting Room
- Kitchen/Dining Room & Utility Room
- Study/Family Room
- Reception Hall
- Principal Bedroom with En-suite Shower Room
- 4 Further Bedrooms
- Family Bathroom & Shower Room
- Wonderful Landscaped Gardens
- Double Garage
- Office/Studio

THE PROPERTY

Orchard Cottage is a spacious, light, airy and extremely well presented detached house found in a "hidden" position in Funtington village. The house has been significantly extended and improved by the current owners and now offers 5 bedrooms set over 2 floors, with great flexibility in how the living space can be used. This is complimented by the wonderful landscaped gardens and grounds, totalling about an acre in size with an historic lime walk, kitchen garden area and sun patio. There is also a detached double garage and an office/studio.

To the ground floor there is a very well-proportioned kitchen/dining space with tri-fold doors opening to a southerly aspect patio. The dual aspect sitting room also enjoys a bright southerly aspect and features wood-burning





stove. There is a study/family room and in the centre of the house is an open reception hall, overlooked by a galleried landing, which is a great space for entertaining and also features a wood-burning stove. The ground floor is home to 3 double bedrooms, as well as a box room/nursery and a family bathroom.

To the first floor, the bright galleried landing offers space to sit and look out over the gardens. The spacious principal bedroom includes built-in storage, as well as an en-suite shower room. There is also a further, good sized bedroom and separate shower room to the first floor.

Outside, the house is approached via a gravelled driveway leading to a detached double garage, beyond which is a detached timber studio/office. There is an area of front garden which is mostly laid to lawn with mature trees and hedging. A patio sweeps round the side of the house, connecting the front to the rear and opening to a large garden space. The rear garden is predominantly lawn with a kitchen garden to the far end, including a greenhouse and potting shed, with an area of "wild garden" and an historic lime walk (pollarded early 2018) running almost the full length of western boundary.



THE LOCAL AREA

Orchard Cottage occupies an excellent central village position which is just within England's newest national park, the South Downs National Park. Funtington village has a well-regarded independent restaurant, farm shop and gastro pub. The historic cathedral city of Chichester is just under 5 miles to the south-east and offers comprehensive shopping facilities and a choice of social and recreational activities. This is an area renowned for its variety of sporting activities which include motoring events, horseracing, golf and flying at Goodwood, with sailing off the coast and on Chichester



Harbour. The Blue Flag sandy beach at West Wittering is about 12 miles to the south and is considered as one of the best beaches along the south coast.

Further places of interest in the local area include Fishbourne Roman Palace, West Dean College and Gardens, Singleton's Weald and Downland Open Air Museum, Arundel's Wildfowl and Wetlands Trust, Amberley Museum & Heritage Centre, the Historic Dockyard at Portsmouth, Arundel Castle, and Petworth House.

COMMUNICATIONS

Chichester has a mainline station with train service to London Waterloo via Havant (80 mins) to London Victoria (95 mins) via Gatwick Airport and along the South Coast. The A3(M) motorway is about 8 miles and connects the South Coast with the M25 & London. Southampton Airport is about 29 miles and the port of Portsmouth about 18 miles.

LOCAL AUTHORITIES

Chichester District Council
01243 785166

West Sussex County Council
01243 777100

Council Tax Band F

ENERGY EFFICIENCY RATING

Currently Band C

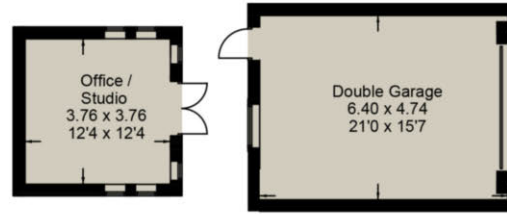
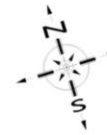
SERVICES

Oil Fired Central Heating.
Mains Electric, Water and Drainage.
(services not tested)

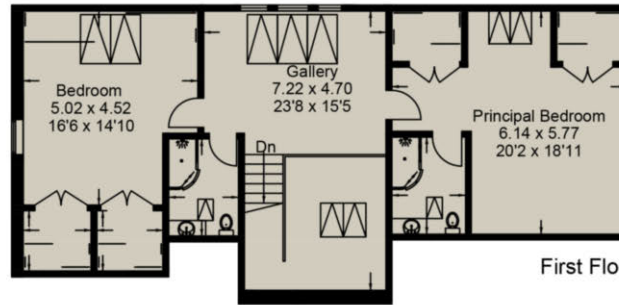




Approximate Gross Internal Area = 291.4 sq m / 3136 sq ft
 Outbuildings = 43.6 sq m / 473 sq ft
 Total = 335.3 sq m / 3609 sq ft

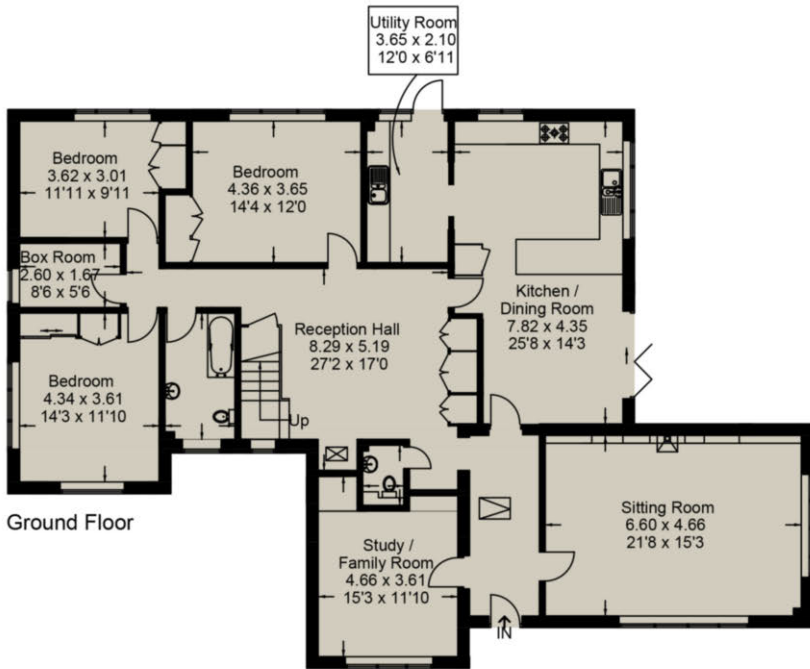


Outbuildings
 (Not Shown In Actual
 Location / Orientation)



First Floor

— = Reduced headroom
 below 1.5 m / 5'0



Ground Floor



Directions

From Chichester's Northgate roundabout at the end of North Street take St Paul's Road (A286) then Old Broyle Road (B2178) northwest for about 3 miles to East Ashling. Drive through East Ashling, continue straight on for about 1.3 miles, entering Funtington village. After a short distance, turn right into a shared access drive, directly opposite the turning to Church Lane. Orchard Cottage will be found at the end of this shared access drive on the right hand side.

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