



11 Laxton Meadow

Funtington, Chichester, West Sussex PO18 9LD

Michael
Cornish

PROPERTY SALES & ACQUISITIONS



THE PROPERTY

6 Double bedrooms
4 Bathrooms (2 ensuite)
Spacious landing
Large Reception hall, Cloak Room/wc
Stunning Kitchen/Breakfast/Dining room/Garden Room
Top Quality Sylvarna design kitchen units and breakfast island
Utility Room
Triple aspect Sitting room with fireplace
Large Sun Room, Study

OUTSIDE

Driveway with ample parking area
for a about 5 vehicles, dinghies and a small boat
Detached Double Garage and above
Large boarded loft space with window
EV Charging point
Delightful front and rear gardens

Underfloor heating (Air Source Heat Pump)
10 Year NHBC Guarantee

In all, set in about 0.29 acres

11 Laxton Meadow

Funtington, Chichester, West Sussex

A stunning and exceptionally well appointed handsome new detached house recently completed and set on a large plot with a bright and spacious atmosphere, 6 bedrooms, 4 bathrooms, 3 Receptions, kitchen/breakfast/dining/garden room, set in delightful gardens and grounds, in all about 0.29 acres, with a small stream and pond, tucked away in the heart of a popular village located at the foot of The South Downs, about 2.5miles north of Bosham sailing village

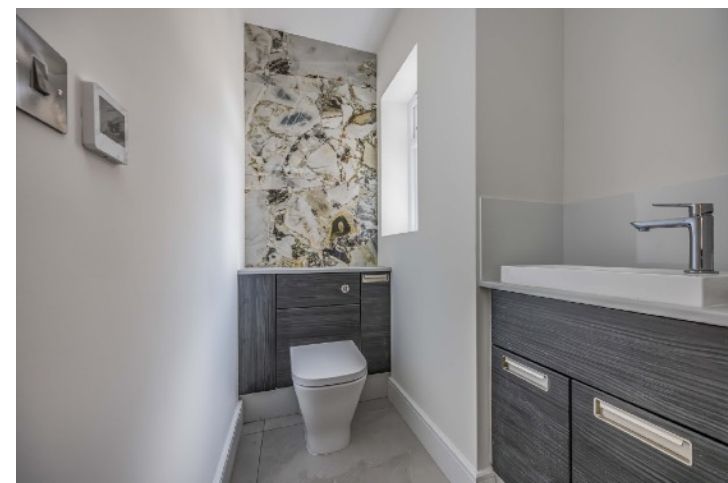


Nearby Bosham sailing village and The South Downs

THE PROPERTY

11 Laxton Meadow a stunning and superbly appointed individually designed newly completed detached house, built by the renowned local developers DG Phillips (Bosham) Limited a well established company, building quality homes for more than 60 yrs. This spacious handsome house has versatile accommodation with a bright and airy atmosphere throughout set on a generous plot with a good frontage and plenty of parking spaces for a number of vehicles, dinghies and a small boat. The property has been built to a high specification and heating via an air source heat pump, with underfloor heating on the ground floor and radiators on the upper two floors. Upon entering the house there is an impressive welcoming reception hall with doors leading to a triple aspect sitting room with a fireplace and doors leading to a triple aspect sun room. There is cloakroom/wc and coats cupboard in the hall and a door leads to a study and double doors lead into the large stunning kitchen/breakfast/dining room open plan to a garden room. The triple aspect kitchen area features a top quality range of Sylvarna design units with a breakfast island with an extensive worktops, wall and base units including an a range of built in appliances, ovens and hob. A door from the kitchen leads into the large utility room with a range of wall and base units and door to side garden. From the reception hall stairs rise to the spacious landing with doors leading to the particularly large principal bedroom with a dressing room and ensuite bathroom. From the landing doors lead to four further bedrooms, the second bedroom has an ensuite bathroom and there is a family bathroom. A staircase leads up to the second floor with a bedroom and bathroom. This property has an NHBC 10 year Guarantee.

**In the heart of the village
a short walk to nearby wonderful countryside**





FUNTINGTON

11 Laxton Meadow is well situated in the heart of the charming village of Funtington, tucked away off a country lane within walking distance to countryside and to the north of the village, The South Downs where there many bridleways and wonderful country walks through Kingley Vale National Trust Nature Reserve. The village has a well established community and St Mary's Church organise a few social gatherings with an annual summer events and Carol singing at Christmas. Funtington Primary School is located about a mile away in West Ashling village. Funtington village has a popular Fox & Hounds public house/restaurant and Halliday's Restaurant both of which are within walking distance. There is a bus service to Chichester City centre which is about 4.5 miles to the east of village. The mainline rail station at Nutbourne is about 2 miles and Bosham rail station is about 2.6 miles. There are two long established sailing clubs at Emsworth and about 3 miles the south of Funtington there is another well established sailing club at Bosham.











CHICHESTER

Funtington is situated about 4.5 miles west of the historic city of Chichester, founded by the Romans during the first century AD with a fascinating history and a number of archaeological remains from the Roman Conquest including the tall defence walls, which provide a walk round the city. Much of the city shopping centre is accessed through level pedestrianised areas leading to the well preserved and beautiful ancient Chichester Cathedral founded during 1075. Many of the buildings in the city date from the Georgian and Victorian eras. The City has a number of beautifully kept parks and 'The Ship Canal' from the city Basin is navigable for about 2 miles by canoe and rowing boats to Donnington, beyond which there are a further 2 miles of walks along the canal leading to Birdham and Chichester Marinas. In the city there is a Nuffield Hospital (private patients) and NHS St Richard's Hospital. Further amenities include: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, Chichester Racquets tennis/squash club and Chichester rugby football club. Other attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. There are a number of schools locally and accessible from Chichester including: Chichester University, The Portsmouth Grammar, Bishop Luffa, Chichester University, The Prebendal school, Oakwood school, Slindon College, Great Ballard, Dorset House, Seaford College and Westbourne House.



COASTAL & COUNTRY PURSUITS

Chichester is renowned for its sailing amenities and attractions including: the Goodwood Festival of Speed and Goodwood Revival motoring events, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. Golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside is an Area of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways. There are miles of sandy beaches at the Witterings, which has been awarded the 'Blue Flag' international status for excellence. A few miles to the south east is Bracklesham Bay a designated area of Special Scientific Interest for wild life and with a lovely beach it's ideal for bathing in the sea, as many people do who belong to the Bracklesham Bay Bluetits, who regularly meet for a healthy dip in the sea. The RSPB nature reserve is situated at Pagham Harbour. Chichester has about 17 miles of harbour channels leading out to The Solent, and thousands of moorings and registered vessels and about 2,000 berths with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), Thornham Marina, Sparkes Marina and Northney Marina at Hayling Island and 14 sailing clubs. Further attractions include: Ashling Park Estate Vineyard and Restaurant, Tinwood Estate Vineyard, Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Castle and Wetland Centre Wildfowl nature reserve, Fishbourne Roman Palace, Stansted Park, Petworth House and Goodwood House.

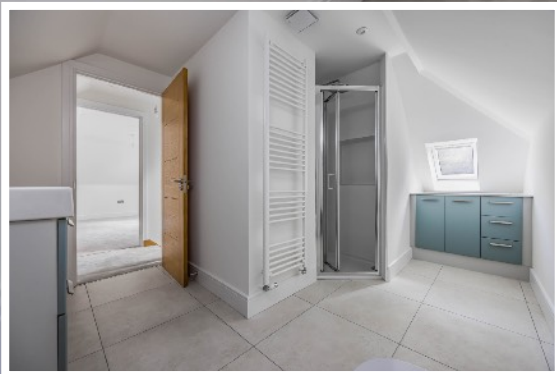












GARDENS & GROUNDS

11 Laxton Meadow is set on a wide frontage well back on its plot with a large parking area for about 6 vehicles in front of a detached double garage with a boarded loft space and window. There are separate side entrances both sides of the house leading to sun-trap patios and a large expanse of lawn with a lovely small stream and duck pond with a variety of shrubs mature trees and impressive boundary wall with a gate leading out to a country lane and into the village.

Enchanting garden and grounds
In all about 0.29 acres





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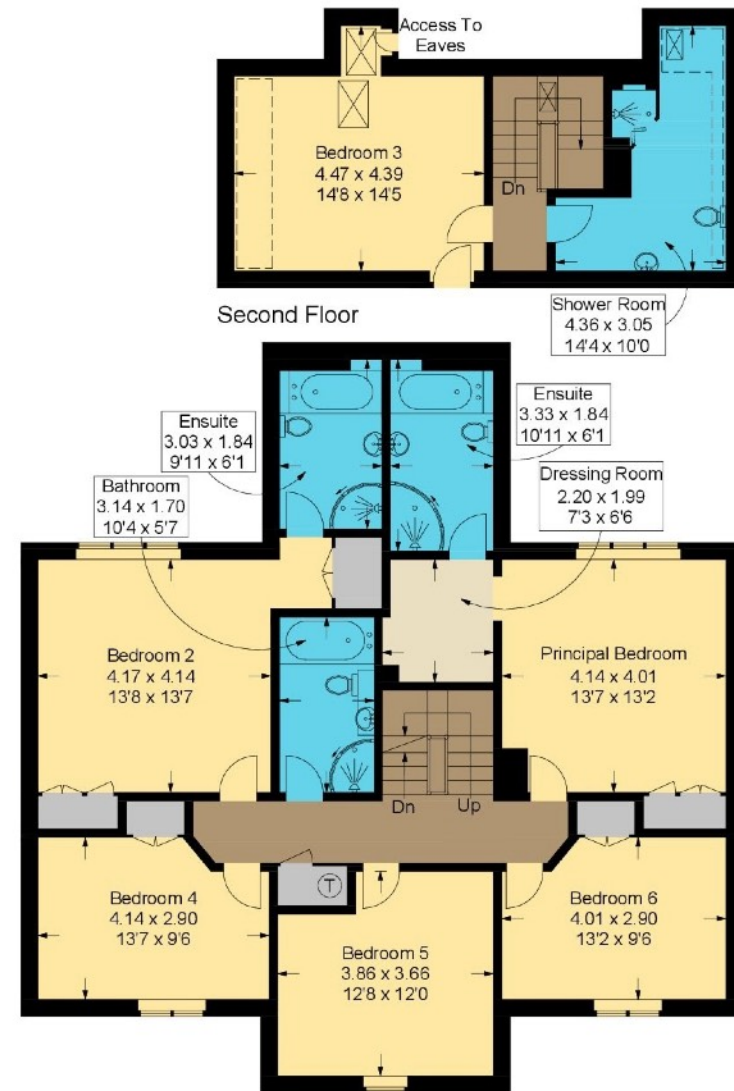
Approximate Gross Internal Area = 292 sq m / 3143 sq ft

Outbuildings = 52.4 sq m / 564 sq ft

Total = 344.4 sq m / 3707 sq ft



Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Goodwood Racecourse



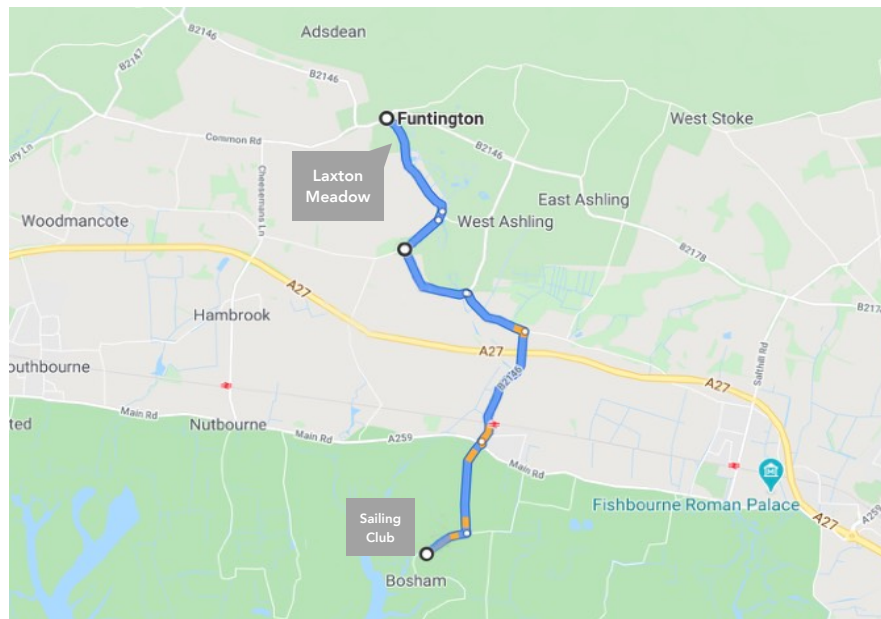
Goodwood Revival



West Wittering Beach



Chichester Marina



COMMUNICATION TRAVEL LINKS

Chichester mainline rail station fast links to London/Waterloo via Havant (95mins) and London/Victoria (96mins). The A3 (M) motorway is about 18 miles to the West, connecting to the M25 Junction 10 and to central London/Westminster (76miles) and airports at Heathrow (72miles) or alternatively Gatwick via A27/A24 (48miles). Southampton International airport (38miles), Portsmouth (20miles), both cities have ferry services to the Isle of Wight, The Channel Isles and Europe. Distances are approximate and times may change.

Tenure: Freehold

SERVICES: Mains electricity, water and drainage

Council Tax Band: tbc Year 2025/26 f tbc **EPC Rating:** tbc

LOCAL AUTHORITY: Chichester Council 01243 78516



Wonderful Sailing at Bosham

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Viewing by Appointment

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