



Conifer Drive, Hambrook, Chichester, PO18 8TU

- An Impressive Five Bedroom Detached Family Home
- Modern Open Plan Kitchen Diner
- Delightful Conservatory Room With Wood Burner
- Prime Hambrook Location

ASKING PRICE OF £800,000

- Driveway For Multiple Cars & Garage
- Secluded South Facing Large Rear Garden
- Outstanding Local Schools Nearby For All Ages
- FREEHOLD



Nestled within the charming hamlet of Hambrook, this five-bedroom detached family home presents a rare opportunity to enjoy versatile and modern living.

Situated on a peaceful private road, this home is perfect for those seeking comfort and practicality in an idyllic, quiet setting. With ample space for family life and the potential for creating a separate annex, this property offers flexibility for multi-generational living or additional guest accommodation.

Inside, the house exudes warmth and modern comfort, with a cosy atmosphere.

The ground floor offers generous living spaces, including a bright and spacious kitchen/diner, ideal for family meals and entertaining. Designed with practicality in mind, the kitchen features ample storage, an impressive range cooker and a large dining area. A moveable island adds flexibility and provides a versatile spot for casual dining and food preparation.

The large connecting conservatory has a log burner and is currently used as an all-year informal family room. Natural light floods the conservatory and the kitchen through two sets of double French doors that open directly onto a terrace, providing a seamless indoor-outdoor flow, which is perfect for relaxing and al fresco dining. Additionally, the kitchen provides access to a separate courtyard area via a side door, enhancing its functionality and connection to the outdoors.

The ground floor also features a stunning formal lounge with open fireplace, which provides a versatile space that can be independent or inclusive of the other reception areas. The layout of the ground floor makes it easy to create distinct living zones, meeting the various needs and preferences of all the family.

Leading from the front door/hall, there is a downstairs w/c cloakroom; and a study that links to a spacious double aspect room that is currently used as a bedroom. These rooms combined, provide the unique potential to create a ground floor self-contained annex, which would be ideal for accommodating visiting guests, or might be used as a granny annex or a teenager's retreat. With its own double French door access leading to the garden, it would function as a truly independent living space.

The first floor boasts four well-proportioned bedrooms, including a substantial double aspect master bedroom with an ensuite, including a large cubicle power shower. The further three bedrooms cater to families of all sizes. The family bathroom is thoughtfully equipped with a large bathtub with power shower.

The outdoor space is a true highlight of this home. Beyond the terrace, you'll find a bespoke outdoor kitchen, thoughtfully designed for entertaining. Equipped with a BBQ and ample preparation space, it's a dream setting for summer gatherings. A mature vine creates a stunning canopy, adding charm and dappled shade; and festoon lighting makes it a magical spot for evening socialising.

The south-facing rear garden, with its secluded and sunny aspect, is a haven for relaxation, play and gardening, offering endless possibilities for family enjoyment. It has 3 outbuildings and a greenhouse, which are currently used for storage and workshop provision. For added convenience, side double gates provide access to the rear garden, making it suitable for secure storage of a caravan or boat.

This home features an attractive front garden with mature shrubs and borders that enhances its kerb appeal.

The driveway has gate access to the rear garden and also leads to a double garage, which combine to provide space for off-road parking for 6 vehicles. The garage benefits from dual access from both the front and rear gardens and is ideal for secure parking, utility/storage, or as a workshop space.

Located within walking distance of Nutbourne Station, which provides direct rail links to the South Coast and London, the property is perfectly situated for commuters. Families will appreciate the excellent selection of both good and outstanding primary and secondary schools within easy reach of the property.

This family house truly encapsulates the essence of modern living in a peaceful rural setting, offering both convenience and privacy in equal measure.



Accommodation

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE
11'7" x 18'8" (3.53m x 5.68m)

CONSERVATORY
11'7" x 16'9" (3.53m x 5.10m)

KITCHEN DINER
17'5" x 19'6" (5.32m x 5.95m)

OFFICE
10'4" x 9'6" (3.16m x 2.90m)

BEDROOM FIVE
13'7" x 11'10" (4.15m x 3.60m)

FIRST FLOOR

BEDROOM ONE
12'5" x 18'10" (3.77m x 5.73m)

ENSUITE

BEDROOM TWO
9'5" x 8'0" (2.86m x 2.43m)

BEDROOM THREE
8'6" x 11'0" (2.59m x 3.35m)

BEDROOM FOUR
8'6" x 7'10" (2.59m x 2.40m)

BATHROOM

OUTSIDE

SOUTH FACING REAR GARDEN

GARAGE & DRIVEWAY



Picture this...



Total Area: 1823 ft² ... 169.4 m²
 All measurements are approximate and for display purposes only

This is the perfect property to relax in. you are able to unwind in the secluded south facing garden; stoke up the bar-b-q in the outside kitchen; or relax in any of the comfortable interior spaces.

You are also perfectly situated to access the many local Chichester harbor attractions; or visit the stunning South Downs. Wonderful choices abound: whether you prefer being with nature and seclusion whilst taking in beautiful walks and views; or enjoying the hospitality and facilities found in local villages/towns/cities, you will not have to travel far.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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