



## Largo Broad Road, Hambrook

Guide Price £1,075,000









## Largo Broad Road

Hambrook, Chichester

Nestled amidst the serene surroundings, this exquisite five-bedroom detached executive family home offers a perfect blend of luxury and comfort. The property boasts a light and spacious entrance hall leading to three reception rooms, including a sunroom that bathes in natural light. The heart of the home is the modern fitted kitchen/dining area, complemented by a separate utility room for added convenience. The first floor hosts a stunning en-suite bedroom with fitted wardrobes, accompanied by four additional bedrooms, offering ample space for the whole family. The stylish family bathroom is designed to provide a relaxing retreat after a long day. Whether you're seeking a peaceful retreat or a place to entertain guests, this property embodies the epitome of luxury living. Don't miss the opportunity to make this exceptional residence your next home—a rare find that ticks all the boxes for those looking for sophistication and comfort in one. Discover the beauty and tranquillity that await within the walls of this remarkable family home.



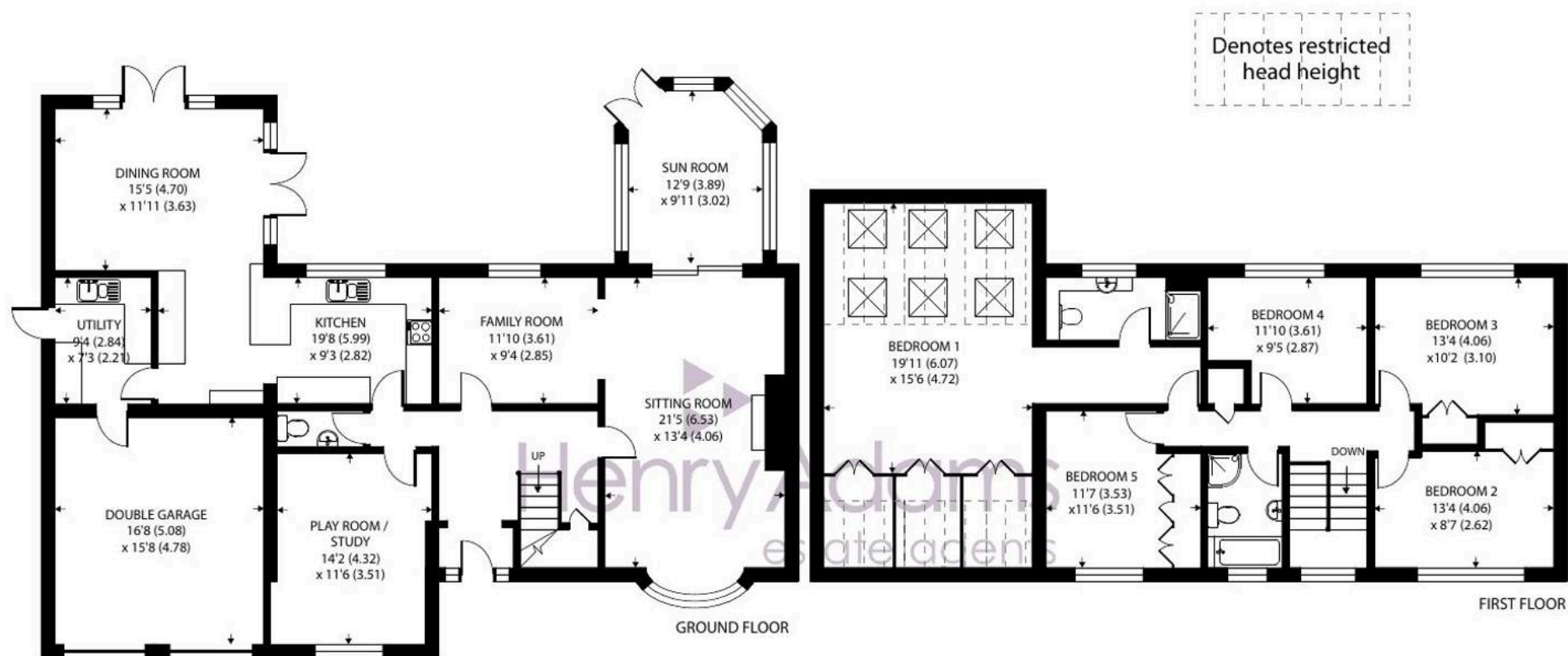
- Five Bedroom Detached Executive Family Home
- Light & Spacious Entrance Hall
- Situated On Just Over A 1/3 Of An Acre
- Three Reception Rooms & Sun Room
- Modern Fitted Kitchen / Dining Area











Approximate Area = 2396 sq ft / 222.5 sq m  
 Limited Use Area(s) = 216 sq ft / 20 sq m  
 Garage = 260 sq ft / 24.1 sq m  
 Total = 2872 sq ft / 266.8 sq m

For identification only - Not to scale







Council Tax band: G

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

### **Outside**

The private front and rear gardens are a haven for nature lovers, offering a tranquil escape from the hustle and bustle of every-day life. Enjoy the picturesque views from every angle as you unwind in the serenity of your surroundings. The double garage and expansive driveway not only provide secure parking but also add to the overall grandeur of this property.

### **Location**

Local shops can be found in the nearby villages of Funtington, Southbourne and Bosham, with more extensive shopping in Emsworth and Chichester. Nutbourne railway station is at the south end of Broad Road. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars and the Festival Theatre. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including Qatar Goodwood Festival. There are superb sailing facilities around Chichester Harbour and windsurfing from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.







## Henry Adams – Emsworth

Henry Adams LLP, 15 North Street, Emsworth – PO10 7BY

01243 377773

[emsworth@henryadams.co.uk](mailto:emsworth@henryadams.co.uk)

[www.henryadams.co.uk/](http://www.henryadams.co.uk/)

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