



Eagle House Main Road, Nutbourne

Guide Price £925,000 Freehold

Eagle House Main Road

Nutbourne, Chichester

- Five / Six Detached Georgian Character Property
- Exposed Beams , Woodburner & Original Features
- Four Reception Rooms
- Annexe Potential
- Light & Spacious Kitchen / Dining Room With Doors Leading Out To Garden
- Utility / Boot Room
- Three Bathrooms
- Excellent Size Bedrooms
- Extensive Garden With Seating Area & Storage
- Detached Garage With Gated Drive Providing Ample Parking

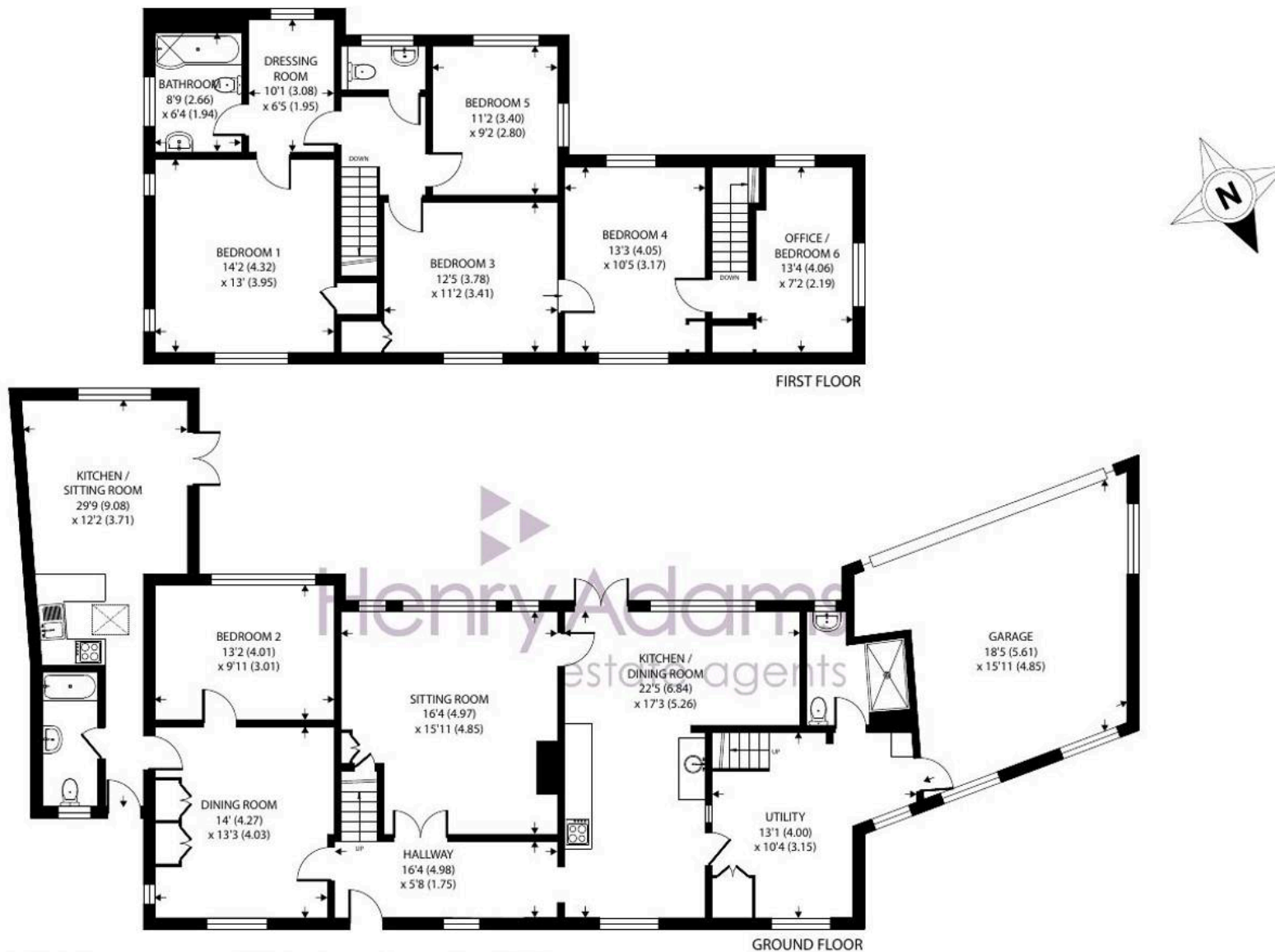
Nestled in a picturesque setting, this five/six-bedroom detached Georgian character property exudes charm and elegance. Steeped in history, the home boasts exposed beams, a wood burner, and original features throughout, creating a warm and inviting atmosphere.

The property offers four reception rooms, providing ample space for entertaining or relaxing. With annexe potential, this versatile layout caters to various lifestyle needs. The highlight of the home is the light and spacious kitchen/dining room, featuring doors that open up to the extensive garden, seamlessly blending indoor and outdoor living. A utility/boot room offers added convenience, while three bathrooms and excellent size bedrooms ensure comfort for the whole family.









Main Road, Nutbourne, Chichester, PO18

Approximate Area = 2494 sq ft / 231.7 sq m

Garage = 307 sq ft / 28.5 sq m

Total = 2801 sq ft / 260.2 sq m

For identification only - Not to scale



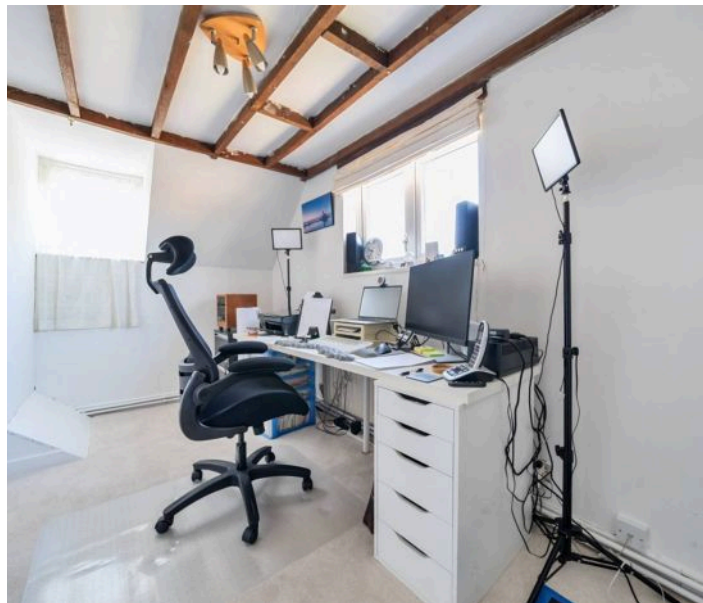
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2025. Produced for Henry Adams. REF: 1283578

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Council Tax band: F EPC Rating: D

Eagle House is conveniently located between Bosham and Emsworth, within easy reach of the Northern fringes of Chichester Harbour. From Nutbourne there are some lovely walks towards the foreshore at Nearby Prinsted and Chidham. There are local shops, doctors surgery, school and railway station in nearby Southbourne. Further facilities can be found in Emsworth to the west and Chichester to the east. 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 Glorious Goodwood. There are excellent 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.

With an extensive garden that includes a patio area perfect for al fresco dining or enjoying the tranquillity of the surrounding landscape. The additional shed and summer house offer convenient storage solutions for gardening tools, outdoor equipment or home working, ensuring a well-maintained and organised outdoor space. For those in need of extra storage or parking, a double garage and gated drive provide ample space, giving peace of mind for car owners or hobbyists. The well-maintained garden provides plenty of room for outdoor activities or relaxation, making it a perfect retreat for those seeking a peaceful and private oasis.





Henry Adams - Emsworth

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

01243 377773

emsworth@henryadams.co.uk

www.henryadams.co.uk/

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