

# CHARLES PECK

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## **Puriton Lodge Scant Road East, Hambrook, PO18 8UB** **£1,375,000**

An impressive substantial house with large detached annexe, standing in approximately 2 acres of garden and grounds.

Conservatory | Sitting room | Reception room | Dining room | Farmhouse style kitchen | Family room | Office | WC | Five bedrooms | En suite bathroom | Family bath and shower room | Annexe with two bedrooms

Extensive grounds | Stabling | Summer house

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## Location

The property occupies a semi rural setting and yet is very close to good communications. Via train, London can be approached via Havant to Waterloo or Chichester to Victoria. The Cathedral City of Chichester is approximately 15 minute drive with a full range of facilities, with good local pubs, restaurants and farm shops in the surrounding areas. In addition, nearby Goodwood hosts sporting also various events throughout the year.



## Puriton Lodge:

**Conservatory 19'4 x 9'1 (5.89m x 2.77m)**

**Sitting room 14'2 x 13'2 (4.32m x 4.01m)**

With a marble fireplace and woodburning stove.



**Reception room 14'2 x 12'4 (4.32m x 3.76m)**

With a marble fireplace and woodburning stove.

**Dining room 14'1 x 13'3 (4.29m x 4.04m)**

**Large farmhouse style breakfast kitchen 19'7 x 14'8 (5.97m x 4.47m)**

With fitted drawers and cupboards, granite worktop and inset sink.



**Family room 14'2 x 10'2 (4.32m x 3.10m)**

With French doors leading outside

## WC

With wash basin and WC.

**Office 14'2 x 10'2 (4.32m x 3.10m)**

## Landing

**Bedroom one 14'7 x 14'1 (4.45m x 4.29m)**

With built-in wardrobes.

## En suite bathroom

With bath, wash basin and WC.

**Bedroom two 15'1 x 14'3 (4.60m x 4.34m)**

**Bedroom three 14'3 x 13'2 (4.34m x 4.01m)**

With ornamental fireplace (not in use).

**Bedroom four 14'2 x 13'2 (4.32m x 4.01m)**

**Bedroom five 12'0 x 10'10 (3.66m x 3.30m)**





## Family bath and shower room

With bath, shower, wash basin, bidet and WC.

## Annexe:

Lounge 22'3 x 11'5 (6.78m x 3.48m)

## Shower room

## Sitting/Dining room

With French doors leading outside

Bedroom one 22'5 x 11'5 (6.83m x 3.48m)

Bedroom two 26'6 x 15 (8.08m x 4.57m)

## Lean to

## Superb and extensive grounds

Approximately 2 acres. A driveway leads in past lawned areas, set with trees, to the house. To the side are extensive areas of parking, further lawned area, orchard, patio and re-wilded areas set with mature trees. There is stabling also providing plenty of storage space. Behind the house and annexe, large areas of lawn, further mature trees and a summer house with veranda. Nearer to the property a vegetable garden, greenhouse and a large flagged patio.

## Stabling

Also providing plenty of storage

## Tenure

Freehold

## Council tax band

G

## General remarks

To view please telephone us on 01243 816666 to make an appointment.


## Note

We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

## Our services

If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



| Energy Efficiency Rating                    |  | Current   | Potential   |
|---|--|-----------|---|
| Very energy efficient - lower running costs |  |           |   |
| (92 plus) <b>A</b>                          |  |           | <b>76</b>   |
| (81-91) <b>B</b>                            |  |           |   |
| (69-80) <b>C</b>                            |  |           |   |
| (55-68) <b>D</b>                            |  | <b>57</b> |   |
| (39-54) <b>E</b>                            |  |           |   |
| (21-38) <b>F</b>                            |  |           |   |
| (1-20) <b>G</b>                             |  |           |   |
| Not energy efficient - higher running costs |  |           |   |
| <b>England &amp; Wales</b>                  |  |           | EU Directive 2002/91/EC  |

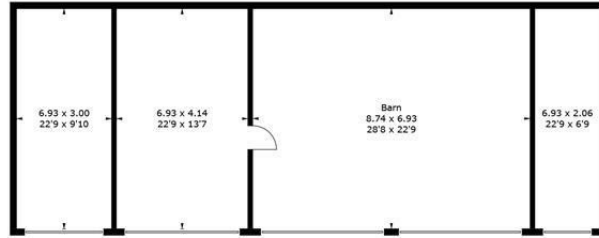
## Scant Road East, PO18

Approximate Gross Internal Area = 274.1 sq m / 2950 sq ft

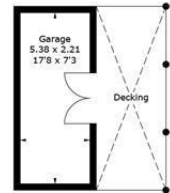
Annexe = 133.9 sq m / 1441 sq ft

Outbuildings = 139.8 sq m / 1505 sq ft

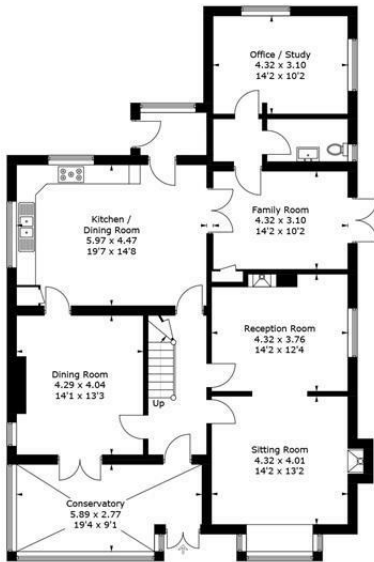
Total = 547.8 sq m / 5896 sq ft



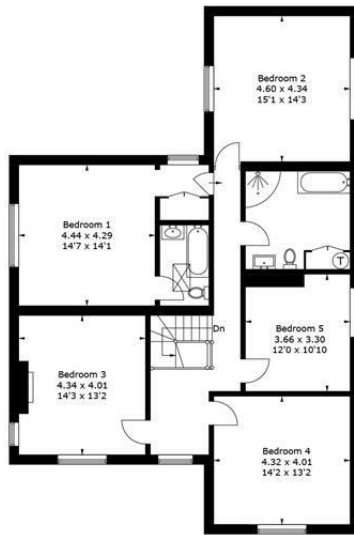
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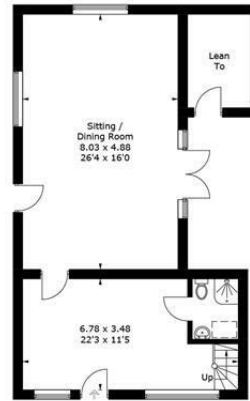
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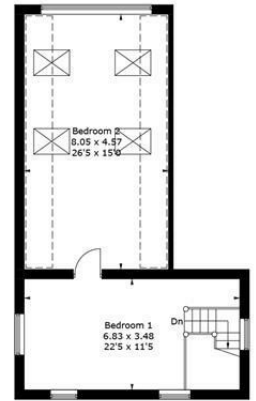
Ground Floor



First Floor



Annexe - Ground Floor



Annexe - First Floor

PRODUCED BY CHARLES PECK

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1109822)