









## Chestnuts, Hambrook

A most impressive detached modern house standing in stunning 0.23 acre garden



- ▶ A spacious 1,551 sqft detached home
- ▶ Stunning 0.23 acre south facing garden
- ▶ Principal bedroom with en-suite shower
- ▶ Exclusive development of just four properties
- ▶ Three reception rooms
- ▶ Double garage

An immaculately presented four bedroom detached modern house nestled in an exclusive development comprising just four similar properties in Hambrook village.

This impressive home stands in beautifully landscaped and predominately facing south gardens extending to approximately 0.23 acre. The bright spacious accommodation includes a south facing sitting room and a west facing dining room, both with French doors leading out to a suntrap patio area of the garden. In addition, there is a sunny south and east facing study. The dual aspect kitchen includes integrated appliances and has a door to the utility room. Upstairs, there are four bedrooms and a family bathroom. The principal bedroom has an en-suite shower room.

Outside, a shared gravel driveway leads to a private drive and double garage with twin up and over doors. A side gate and pathway lead to the stunning rear garden with its abundantly stocked borders, neatly tended lawn and courtyard patio area. There are two summer houses in the garden each angled to catch the sunshine at different times of the day.

Chichester District Council - 23/24 tax band F £3,043.42

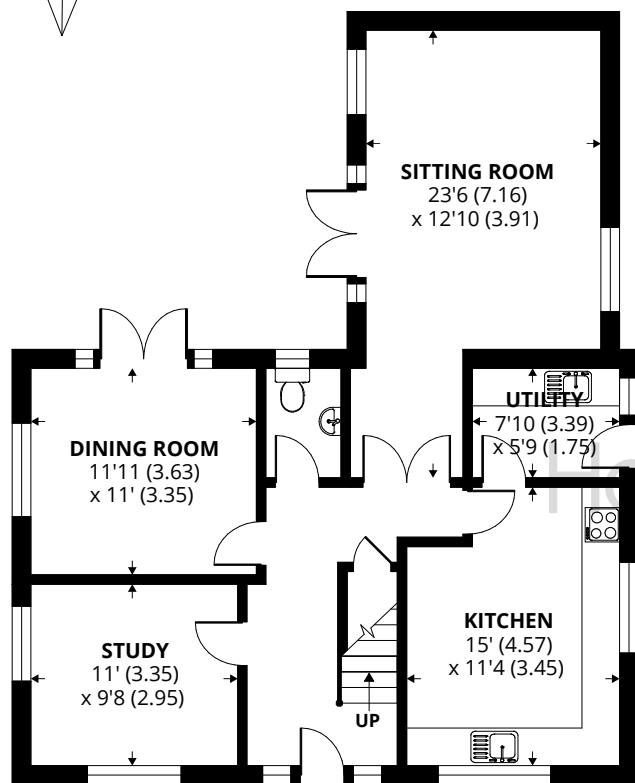




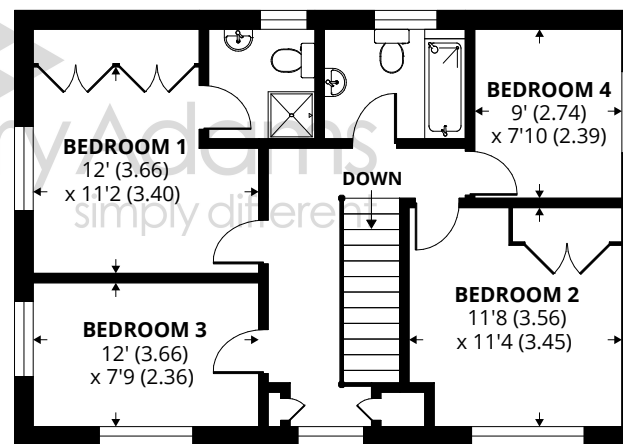
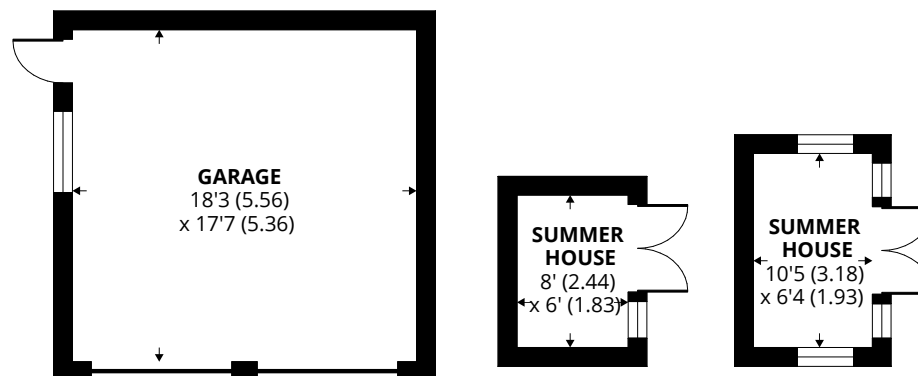








**GROUND FLOOR**



**FIRST FLOOR**

Approximate Area = 1551 sq ft / 144.0 sq m

Garage = 323 sq ft / 30.0 sq m

Summer Houses = 113 sq ft / 10.4 sq m

Total = 1987 sq ft / 184.5 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.



## Locations

Amenities include a Post Office at the end of the road and 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. There are superb sailing facilities around Chichester Harbour and water sports 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.

## Directions

From Chichester proceed west along the A259 passing through the villages of Fishbourne and Bosham. On reaching Chidham turn right into Broad Road and proceed over the level crossing. Take the sixth turning on the left into Kings Meadow. <https://what3words.com/documents.hillsides.rear>

31/05/23





