









## Acorns, Hambrook

A stunning and truly unique single storey contemporary residence with outstanding countryside views

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- ▶ Open plan living at its finest
- ▶ Contemporary kitchen/dining room
- ▶ Study/bedroom
- ▶ Garage and workshop
- ▶ Fabulous roof garden
- ▶ Two en-suite bedrooms
- ▶ Self-contained one bedroom annexe

Nestled in a semi-rural setting with breathtaking countryside views, this exceptional three/quarter bedroom detached single storey residence is a true masterpiece of contemporary design. Offering a seamless blend of elegance and functionality, this property boasts a unique layout that maximises the surrounding landscape, with uninterrupted views across open farmland to the majestic South Downs. As you approach the property, you are greeted by electric gates that open to reveal a wide gravel courtyard drive, providing ample space for parking. Step inside and you will find yourself in a welcoming entrance hall with a convenient shower room, setting the tone for the luxury that awaits.

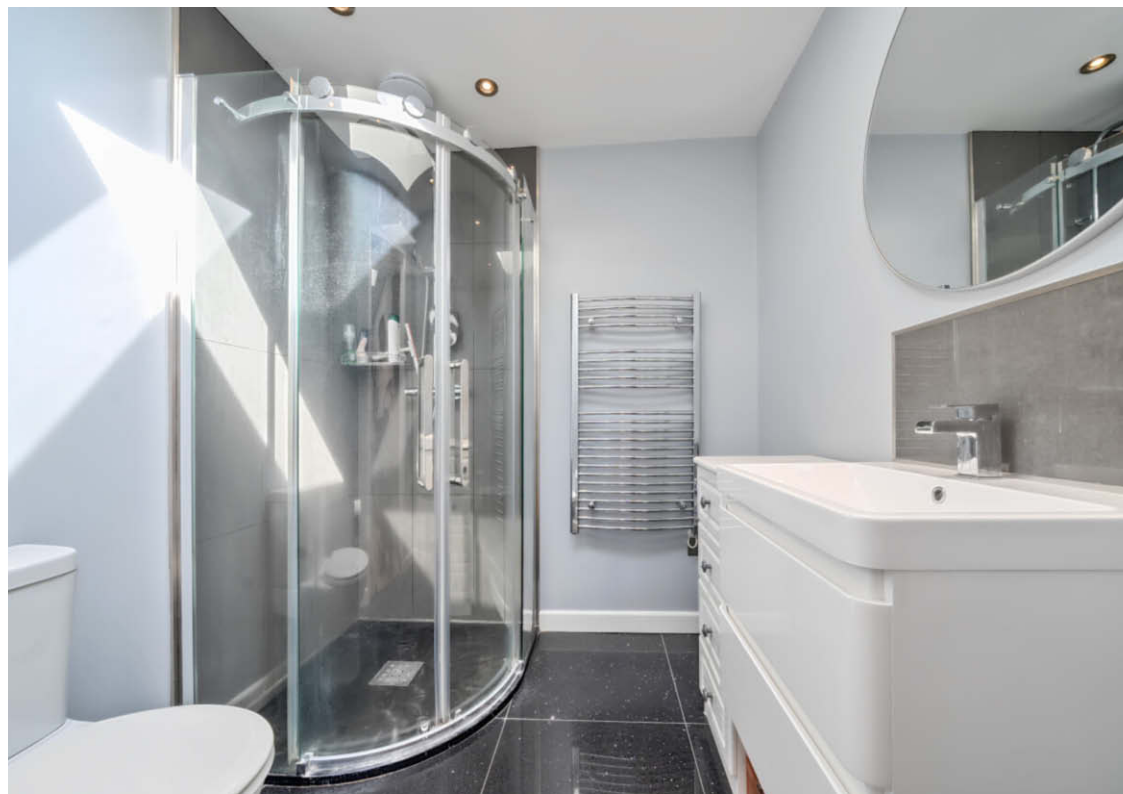
The heart of the home is the outstanding open-plan living area, featuring a contemporary kitchen that is as stylish as it is practical. The sitting room is a showcase of modern design, with bi-fold doors leading to the rear garden, large picture windows framing the panoramic views, underfloor heating, a multifuel stove and even air conditioning for ultimate comfort. The principal bedroom is a sanctuary of relaxation, complete with an en-suite shower and sauna, as well as a dressing room. A guest bedroom offers its own en-suite bathroom, while another bedroom is currently utilised as a study. A unique feature of this property is the self-contained one-bedroom annexe, perfect for guests or as a separate living space. The annexe includes a sitting room with garden views, a kitchen and a shower room.

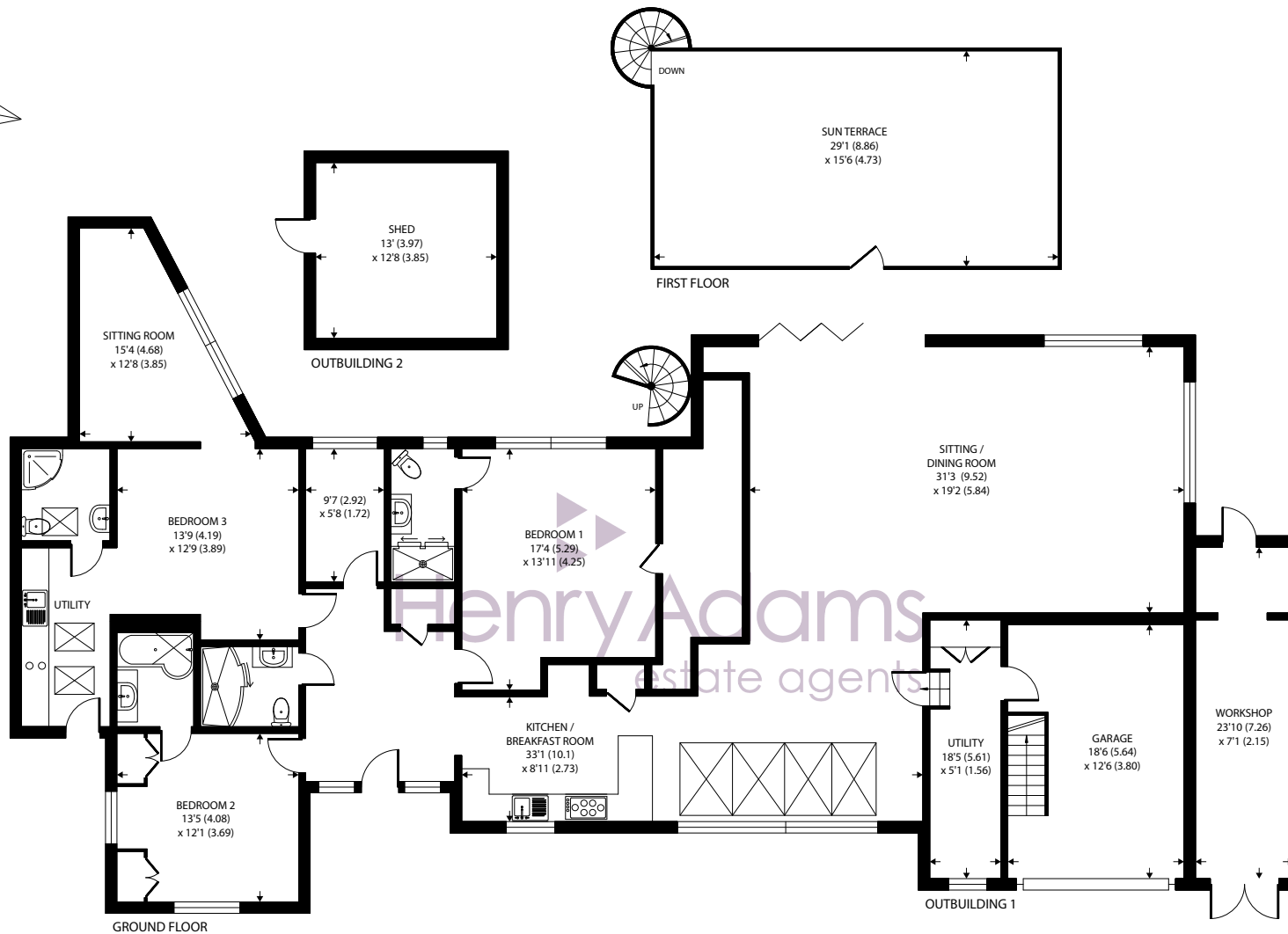
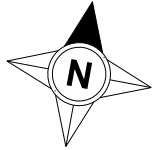












Approximate Area = 2450 sq ft / 227.6 sq m

Outbuilding(s) = 333 sq ft / 21.4 sq m

Garage = 231 sq ft / 30.9 sq m

Total = 3014 sq ft / 279.9 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.



## Outside

Practicality meets style with a utility room that provides access to the garage and workshop, ensuring that all your storage and DIY needs are met. Step outside to an attractively landscaped garden, featuring extensive lawns and a large porcelain tiled patio, providing the perfect setting for outdoor entertaining or simply enjoying the tranquillity of the surroundings.

## Location

The property is located about five miles north west of Chichester and the nearby village of West Ashling has a local village pub, primary school and a picturesque mill pond. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around Chichester Harbour. Local amenities can be found in nearby Funtington and Bosham. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Goodwood is famous for its many event days. There is also sailing around the Chichester harbour and water sports from the beaches at the Witterings.

## Directions

From Chichester proceed to West Ashling and Funtington on the B2178. Pass through the village of East Ashling, take the next turning on the left into Southbrook Road, signposted to Bosham & West Ashling. On entering West Ashling turn right into Down Street which leads into Mill Road and then into West Ashling Road. Acorns is approximately 0.3 of a mile on the right. what3words - vote.swam.midfield

Chichester District Council - 24/25 Tax Band F £3,187.81

