





Ivy Cottage

Charming individually designed character home in popular village location

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- ▶ Three reception rooms
- ▶ Spacious 2,046 sqft accommodation
- ▶ Elegant conservatory
- ▶ Four bedrooms
- ▶ Principal bedroom en-suite
- ▶ Large detached garage
- ▶ Secluded west facing rear garden

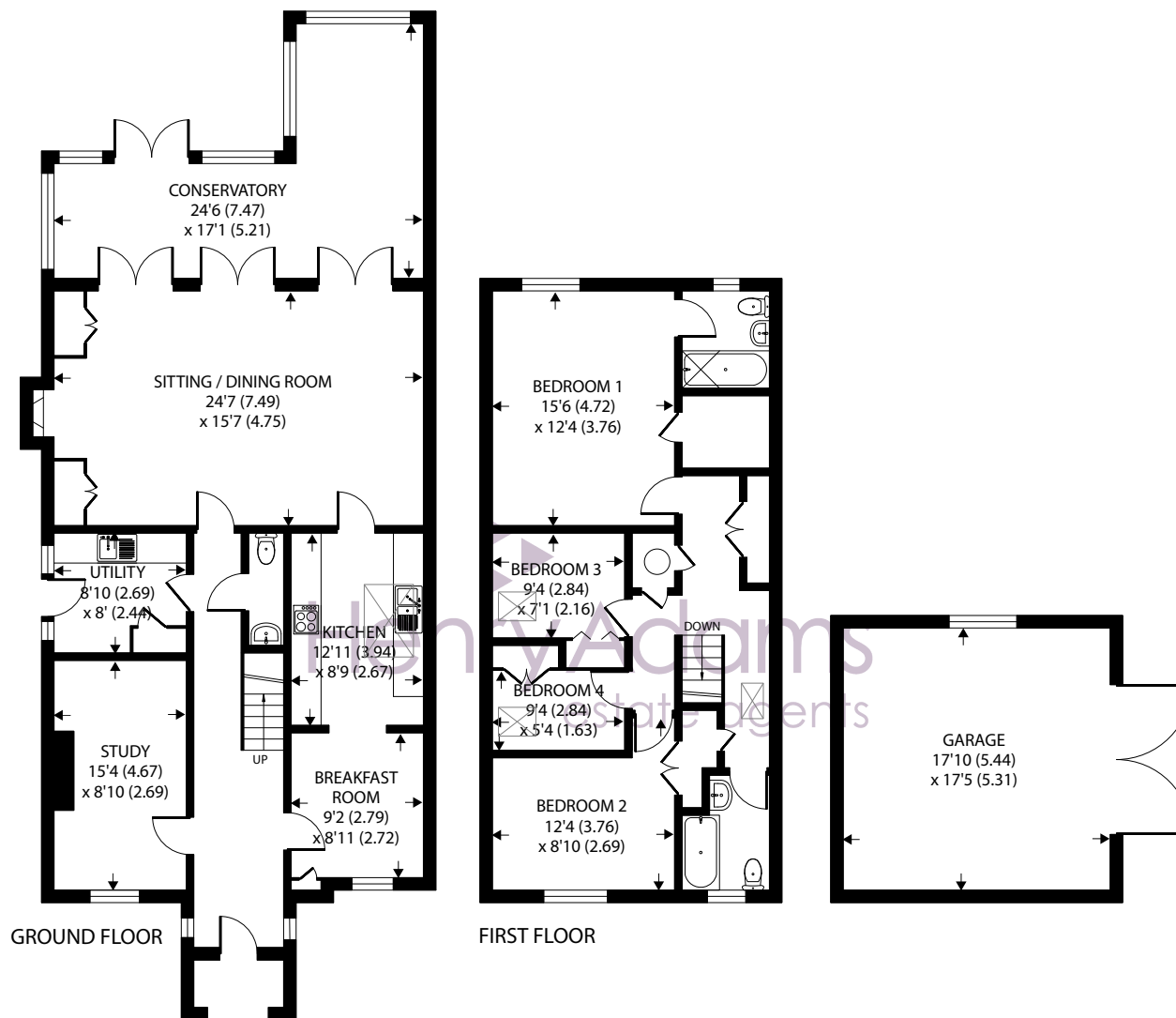
Presenting a captivating four bedroom detached house, this charming individually designed character home stands as a testament to timeless elegance. Constructed in 1990, crafted in a period style, the property boasts enchanting flint elevations complemented by brick quoins, exuding an air of sophistication. Situated in the sought-after semi-rural locale of Hambrook, approximately 6 ½ miles west of Chichester and 5 miles east of the picturesque harbourside town of Emsworth, this residence offers a relaxing escape from the bustle of city life. This residence seamlessly marries traditional aesthetics with contemporary living, where the exterior's feature turret clock and delightful walled courtyard front garden give way to a modern, light-filled interior.

Stepping into the spacious entrance hall, one is greeted by a harmonious blend of period charm and modern comfort. A fabulous sitting room/dining room with a wood burner and three sets of French doors leading to an elegant west facing conservatory offers a perfect oasis for relaxation and entertainment. The kitchen, designed in a classic shaker style with country oak fronted cupboards, flows effortlessly into a bright breakfast room, making it an ideal space. Completing the ground floor is a versatile study/bedroom five, a utility room and cloakroom. Ascending to the first floor, there are four bedrooms, including a principal bedroom with an en-suite shower room. A family bathroom caters to the needs of the household, ensuring modern comfort and convenience at every turn.









Approximate Area = 2037 sq ft / 189.2 sq m

Garage = 312 sq ft / 28.9 sq m

Total = 2349 sq ft / 218.1 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

Venturing outside, a gated side gate leads to a secluded walled and fenced rear garden, boasting a patio, lawn, and raised border, providing an outdoor retreat for al fresco dining and leisure.

Location

Situated in the sought-after semi-rural locale of Hambrook, approximately 6 ½ miles west of Chichester and 5 miles east of the picturesque harbourside town of Emsworth, this residence offers a relaxing escape from the bustle of city life. Local amenities 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.

Directions

From Chichester proceed west on the A259. Continue through Bosham and having entered the village of Nutbourne, turn right into Broad Road. Continue over the railway crossing and having passed the village shop on the left hand side, turn left into Priors Leaze Lane. Take the first right into Hambrook Hill South and the property is a short distance along on the left. what3words - hazy.sweetener.deeds

Chichester District Council - 24/25 Tax Band G £3,687.22



