









## Owl House, Hambrook

A substantial detached dwelling situated in a convenient location.



- ▶ Detached Edwardian house
- ▶ 5/6 bedrooms
- ▶ Character features
- ▶ 0.36 acre plot
- ▶ 5/6 reception rooms
- ▶ Potential annexe
- ▶ Double garage
- ▶ Viewing recommended

Standing in mature gardens of 0.36 of an acre, lies this impressive Edwardian detached house. Over the years the property has been updated and extended whilst still retaining many character features including high ceilings, picture rails, stained glass windows, ornamental fireplaces and attractive cornicing and ceiling roses.

The accommodation is arranged over three floors and is both spacious and versatile, ideal for the needs of modern family living. On the ground floor, five/six reception rooms can be found with a particular feature being the large kitchen with central breakfast island, Velux windows, ample storage and bi-folding doors opening out to the rear garden. Four of the five/six bedrooms are situated on the first floor with the other two split between the ground and top floors. There is significant potential to create a self-contained annex within the existing accommodation.

The house stands relatively centrally in the plot, with a large driveway to the front providing off road parking/storage for a number of vehicles which leads to a double garage. The enclosed rear garden is well-established and provides seclusion and privacy.

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

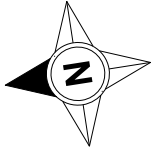




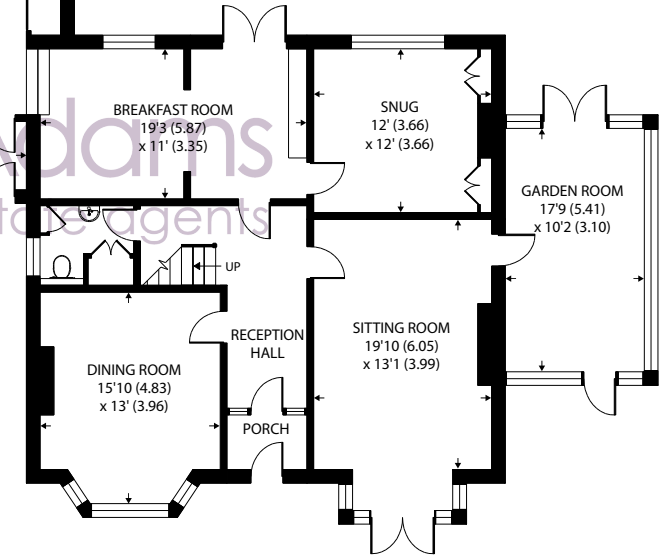
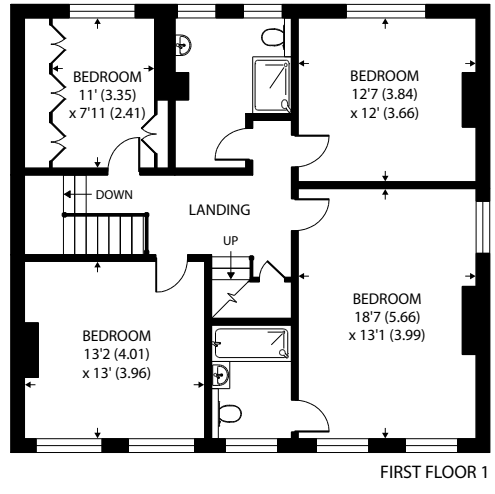
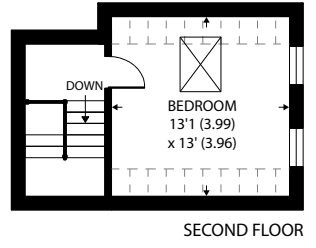
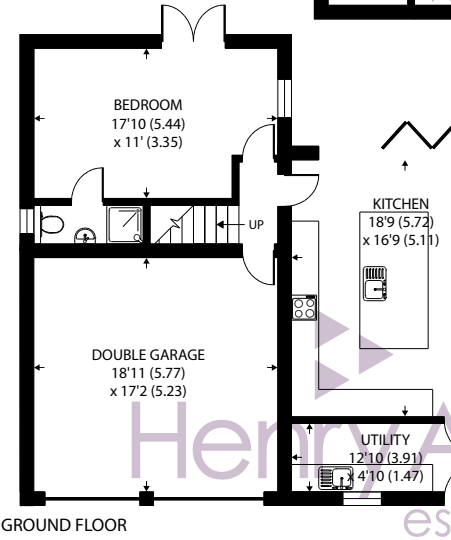
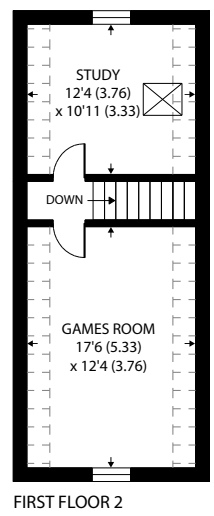








Denotes restricted head height



Approximate Area = 3783 sq ft / 351.4 sq m (includes double garage)  
Limited Use Area(s) = 152 sq ft / 14.1 sq m  
Total = 3935 sq ft / 365.5 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.



## Location

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 on the A259 through Fishbourne and Bosham. On reaching Chidham take the second turning on the right into Broad Road. Proceed over the railway crossing and after 0.36 of a mile the property is on the right after Pynham Crescent. What3words - profile.dried.dating





