







## The Lillies, Hunters Mews, Fontwell

A spacious family house in a cul-de-sac setting.



- ▶ **Spacious detached house**
- ▶ **Open plan kitchen/dining room**
- ▶ **Large music room/reception room**
- ▶ **Two en-suite facilities**
- ▶ **Driveway**
- ▶ **Sitting room**
- ▶ **Utility room and cloakroom**
- ▶ **Five bedrooms**
- ▶ **Bathroom/WC**
- ▶ **Landscaped garden**

A fabulous five bedroom detached family house situated in a pleasant cul-de-sac location in Fontwell village and convenient distance of Chichester. There is easy access to Slindon Woods providing extensive footpaths and bridleways.

The accommodation offered is both well-presented and well-proportioned. The sitting room and has an attractive bay window and feature fireplace with a living flame gas fire, plus double doors leading to the impressive open plan kitchen/dining room. This room provides an excellent family and entertaining space with two sets of French doors leading out the garden and a door to a useful utility room. Throughout the kitchen/dining room, hallway, utility room and cloakroom there are top quality real Quartz stone tiles. The current owner has converted the double garage into a stunning music room but this versatile space could be used for a whole host of purposes. On the first floor, there are two bedrooms with en-suite facilities and a further three bedrooms and family bath/shower room/WC.

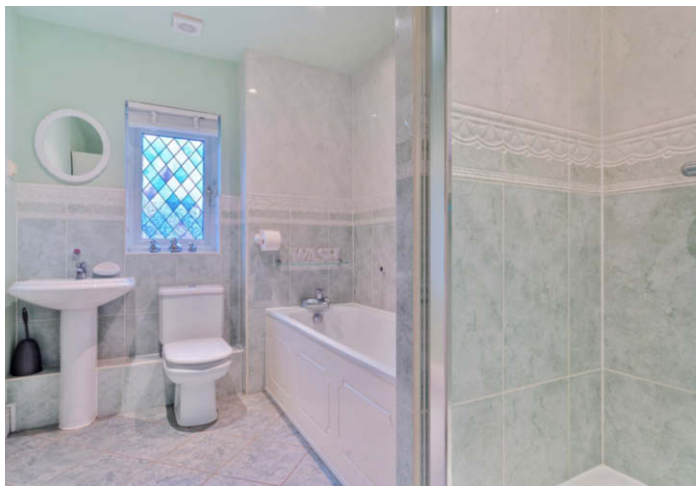
To the front of the property is a driveway which provides off road parking for a number of vehicles. The rear garden is a salient feature with large patio adjoining the rear of the property which is separated by a lawned area by a low white picket fence. There is also a gazebo benefitting from mains powered light, built-in barbeque, mains power double lamppost, external cold water tap and 3 tiered water fountain can also be found in the garden.

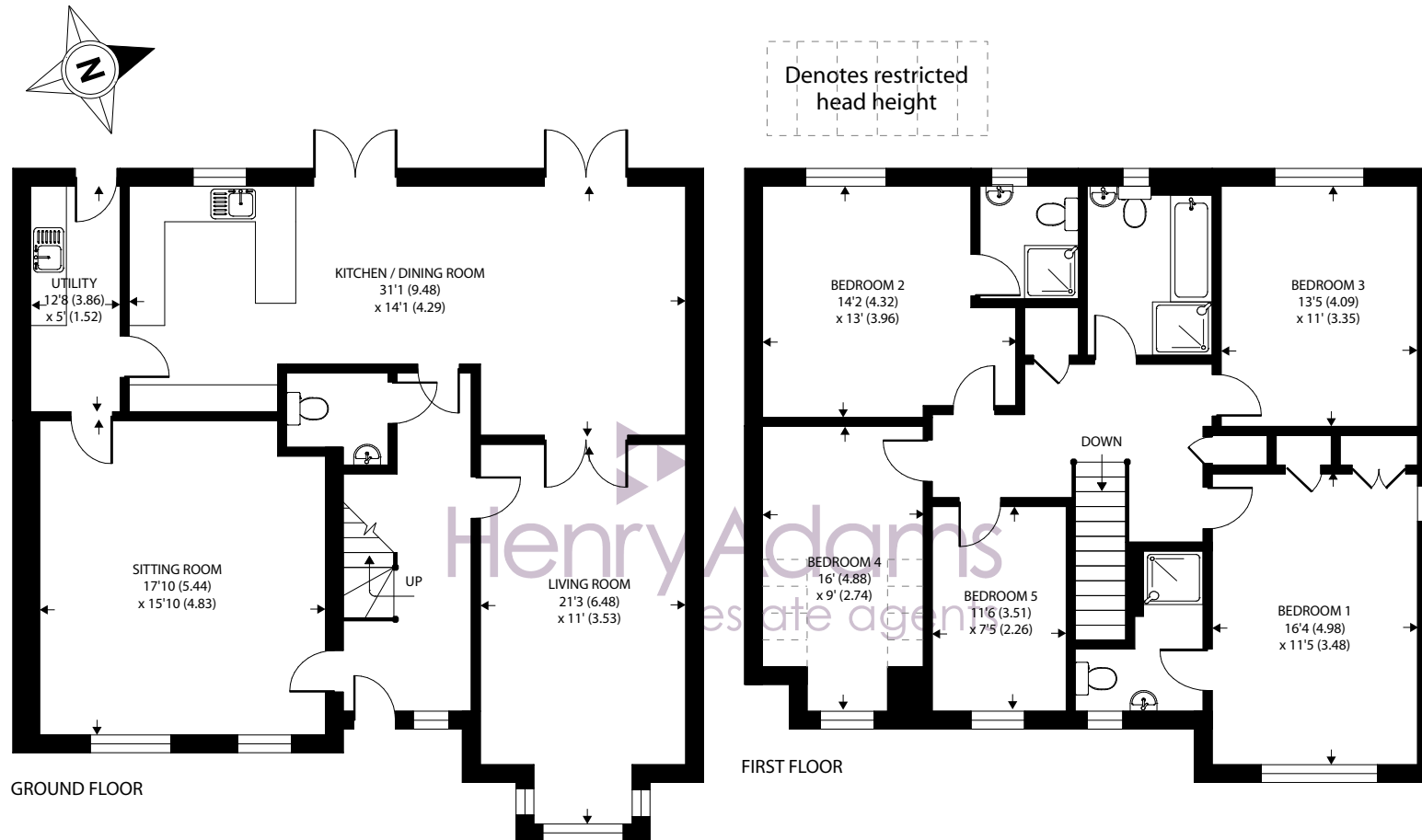












Approximate Area = 2208 sq ft / 205.1 sq m

Limited Area Use(s) = 27 sq ft / 2.5 sq m

Total = 2235 sq ft / 207.6 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

Hunters Mews sits with central access to all leisure and sporting pursuits imaginable for all ages. Activities are endless. To list a few include, a variety of highly reputable equestrian centres, spa's, racecourses, sailing, bowling, leisure centres, cinema, theatres, museums, swimming pools and endless children's extra curricular clubs such as gymnastics, soft play centres, climbing, golf, basketball, football, dance, roller-skating, coding, pony clubs and many, many more. Doctors and dentists are conveniently situated within the Fontwell village area whilst Chichester hosts the local hospital and A&E. A choice of prestigious private schools includes the outstanding Westbourne House School, Prebendal and Great Ballard. A wide range of excellent primary and secondary states schools are in the catchment area and Chichester College for further education. For avid dog walkers or equestrian enthusiasts, there are ample opportunities with extensive forests bordering and leading into the South Downs, hosting footpaths and bridleways in close vicinity.

The local beach is the outstanding Elmer beach just a short drive away where paddleboarding is safe in the sandy coves. Hunters Mews provides what you prefer, whether it is a busy activity filled lifestyle, or a quiet ramble around the forest on a Sunday.

The house itself is exceptionally well maintained with no expense spared and finished to a very high standard. Everything has been meticulously designed to give you a low maintenance but stunning home. You can literally move straight in and unpack! The Lillies is a real gem which offers you everything, but in a quiet, tucked away position where you really feel you can "get away from it all".

To really appreciate the tranquillity of this stunning property and what it has to offer, please contact our friendly office at Henry Adams in Chichester to book a viewing during which you can experience how this intelligent and practical home flows and will work for you.

## Directions

From Chichester proceed east along the A27 dual carriage way until reaching the Fontwell roundabout. Take the second exit into Arundel Road then after a third of a mile turn left into Hunters Mews, where The Lillies will be found on the left.

what3words - bongo.dial.purchaser. Arun District Council - 24/25 Tax Band G





