



Beech Tree House, Halnaker, Nr Chichester, PO18 0NF

Guide Price £625,000



Beech Tree House, Halnaker

A bright linked detached house situated in an attractive village bordering the South Downs National Park

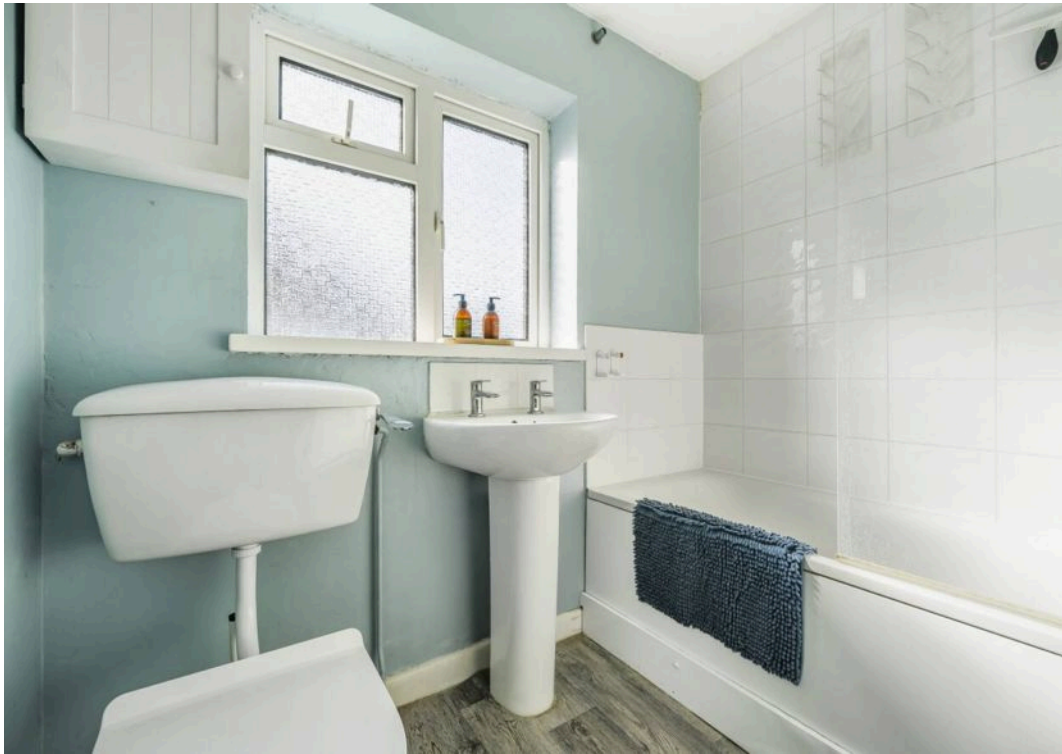
- A bright linked detached house
- 0.24 acre plot with stunning countryside views
- Attractive village location
- Excellent scope to extend (subject to planning permission)
- Sunny dual aspect sitting room
- Kitchen/diner
- Cloakroom
- Oil fired central heating
- Garage

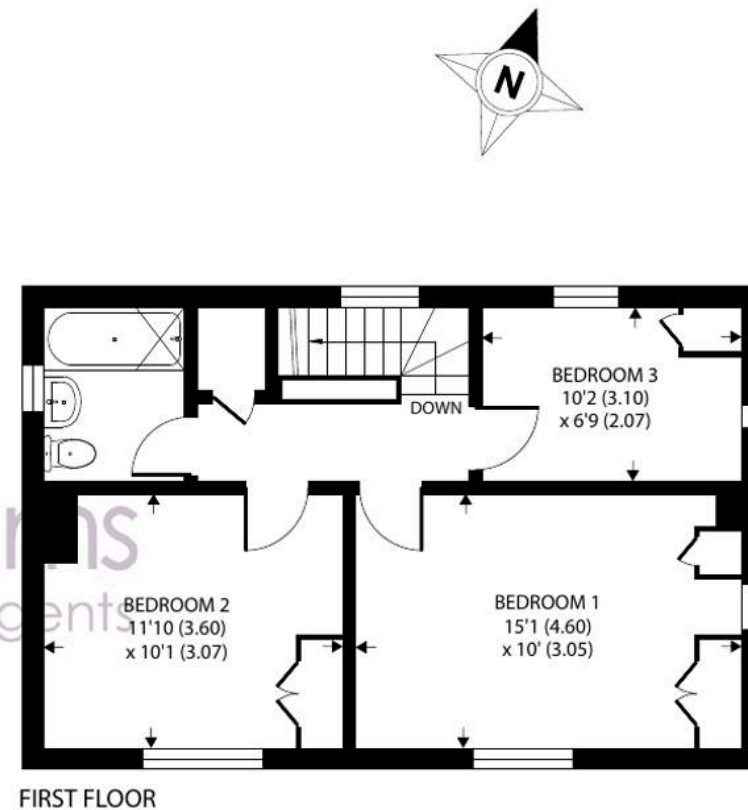
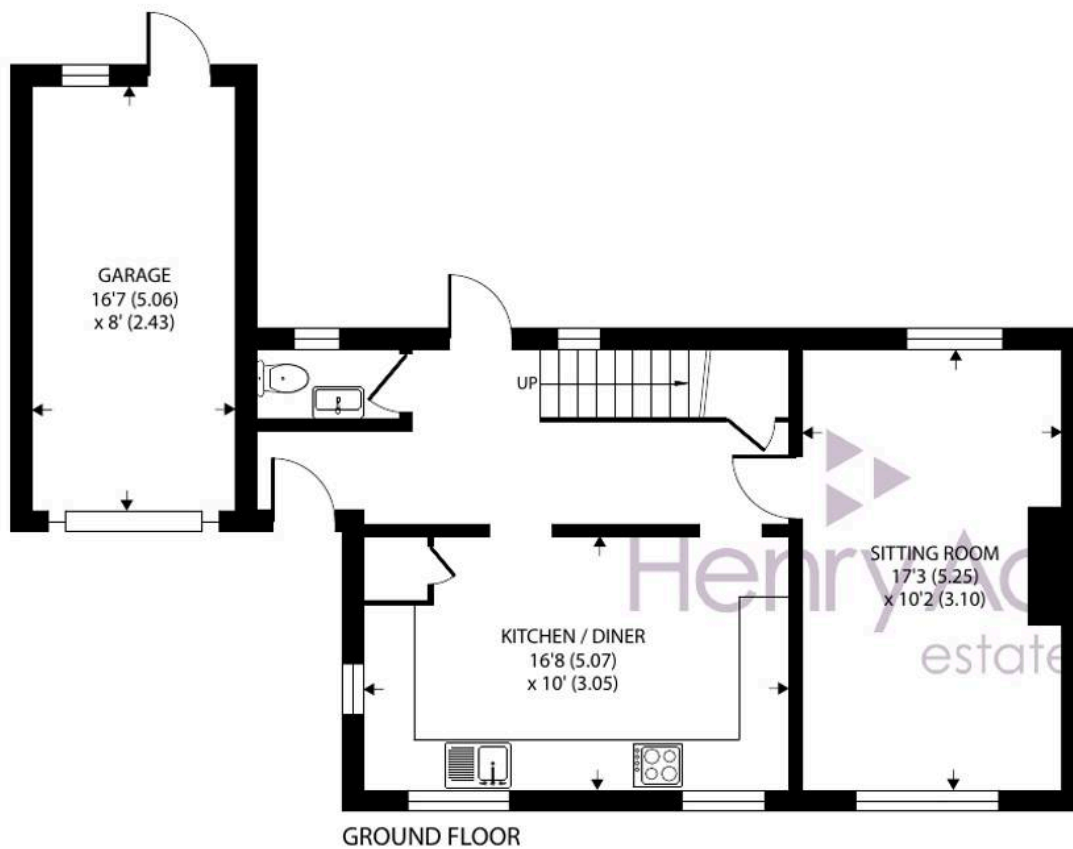
A rare opportunity to purchase a three-bedroom link detached house backing onto the glorious South Downs National Park with spectacular countryside views as far as the eye can see. Being one of just two similar homes, the property stands in approximately a quarter of an acre (0.24 acre) garden in the much sought after village of Halnaker, about four and a half miles from Chichester city centre.

The bright and airing accommodation includes a traditional entrance hall and cloakroom, a dual aspect sitting room with an open fireplace and a twin aspect kitchen/diner fitted with a range of classic shaker style units. On the first floor there is a family bathroom and three bedrooms, two of them have a dual aspect.









Approximate Area = 966 sq ft / 89.7 sq m

Garage = 132 sq ft / 12.2 sq m

Total = 1098 sq ft / 101.9 sq m

For identification only - Not to scale



Outside - A five-bar gate opens to a private drive owned by the property, with a right of way granted to the owners of the neighbouring property to access their private drive and garage. Both the front and rear gardens are predominantly laid to lawn.

Location - Within the hamlet of Halnaker there is the Anglesey Arms public house and Tinwood Estate Vineyard. Local amenities can be found in the neighbouring villages of Boxgrove and Tangmere. Nearby Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. The Cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, Festival Theatre and a mainline station to London Victoria. There are excellent 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 - Proceed along the A27 towards Tangmere. Take the A285 signposted to Petworth. On reaching Halnaker, pass through the village and after approximately 0.45 of a mile the driveway is on the left just after Oakford Park on the right.
what3words - harmlessly.spokes.hobble

Chichester District Council - 24/25 Tax Band E £2,747.68 EPC-E

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.

To arrange a viewing call 01243 533377 view details online at [henryadams.co.uk](https://www.henryadams.co.uk)





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