



Beverley Dell, Scant Road West, Hambrook, PO18 8UA

Guide Price £635,000

 **Henry Adams**
estate agents

Beverley Dell, Hambrook

A stylish detached Home with countryside views in Hambrook

- Light spacious 1,550 sqft accommodation
- Approximately 0.23 acre garden
- South east facing at the rear
- Sitting room with wood burning stove
- Spacious kitchen/breakfast room
- Large sun room/dining room
- Three well-proportioned bedrooms
- Second floor air conditioned principal bedroom suite including dressing room and luxury shower room
- Ample parking and 42' tandem garage

Situated at the far end of a quiet cul-de-sac, this stylish detached home enjoys a semi-rural position on the eastern edge of Hambrook village.

Set within mature gardens of around 0.23 acres, it offers both privacy and space, while its rear aspect opens up to uninterrupted countryside views that bring a sense of calm and connection with nature.

Inside, the house has been thoughtfully designed to make the most of the light and outlook. The welcoming entrance hall leads to a bright sitting room with a wood-burning stove, the perfect place to gather on cooler evenings.

Sliding doors open into a large sun room that works beautifully as a dining and entertaining space, with French doors flowing directly out to the garden.

The classic shaker-style kitchen is both practical and inviting, offering plenty of storage alongside space for family breakfasts and casual meals.





Upstairs, the first floor provides two well-proportioned bedrooms and a family bathroom.

A door from the landing reveals stairs leading up to a stunning principal bedroom suite. This light-filled retreat occupies the entire top floor, with striking angular windows, air conditioning for comfort and French doors opening to a Juliet balcony where you can take in the peaceful countryside views. A dressing room and luxurious ensuite shower room complete this very special space.

The setting is just as impressive outside. A twin five-bar gate opens to a private gravel driveway with ample parking, leading to an attached 42' tandem garage with access at both ends.

The rear garden has been beautifully landscaped to create distinct areas for relaxation and entertaining. A generous hard landscaped area is ideal for summer dining, while the extensive lawns, mature planting and secure boundaries make it a safe and enjoyable space for family life.

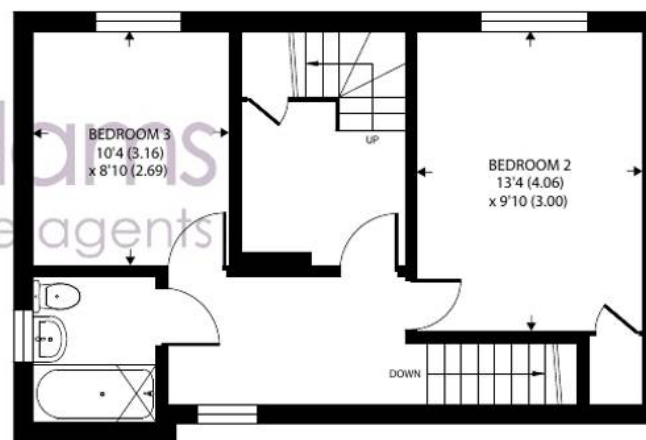
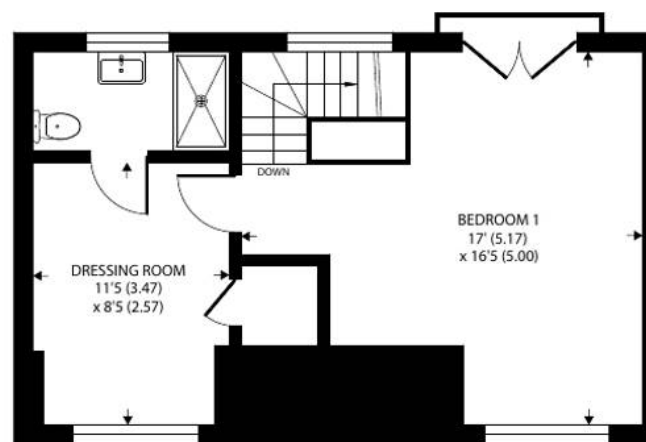
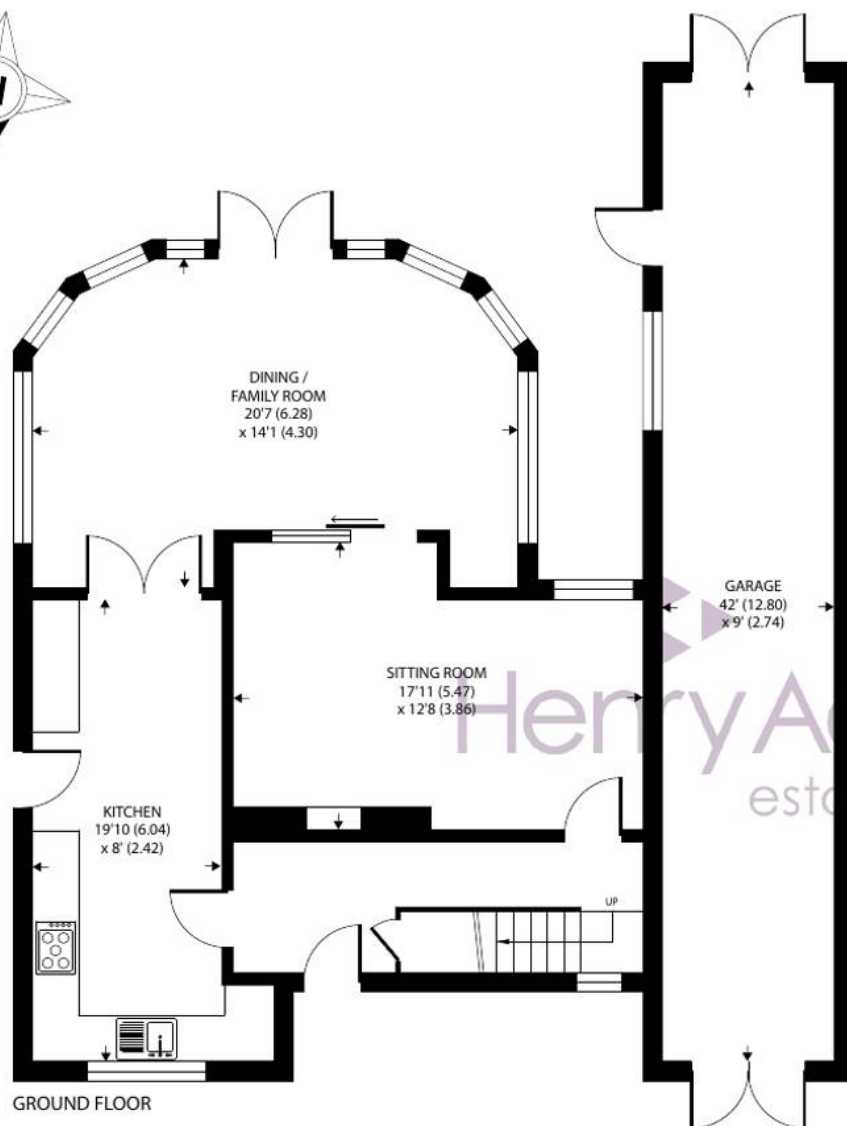
This is a home that balances elegance with comfort, where every detail has been considered to create a welcoming environment both inside and out.



Chichester District Council - 25/26 Tax Band D £2,319.51 EPC-C







Approximate Area = 1550 sq ft / 143.9 sq m

Garage = 310 sq ft / 28.7 sq m

Total = 1860 sq ft / 172.6 sq m

For identification only - Not to scale



Location - Amenities include local shops which can be found in the nearby villages of 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 including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including Qatar Goodwood Festival. 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 along the A259 passing through the villages of Fishbourne and Bosham. On reaching Chidham turn right into Broad Road and proceed over the level crossing. After approximately half a mile turn right into Scant Road West. The property is towards the end on the right. what3words -detect.outgoing.megawatt





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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.