



3 Sampsons Drive, Oving, PO20 2AY

Guide Price £450,000

## 3 Sampsons Drive, Oving

A charming two bedroom detached cottage in an exclusive village development.

- Attractive detached house
- Highly desirable location
- Delightful sitting room
- Kitchen/dining room
- Two bedrooms
- Bathroom
- Gravel driveway and carport
- Landscaped rear garden
- Close to Chichester and the South Downs National Park

This beautifully presented two-bedroom detached house was built by Berkeley Homes in the late 1990s as part of an award-winning development of just thirty properties, thoughtfully designed to reflect the character of a traditional Sussex village. Tucked away in a sought-after location only three miles east of Chichester, the property combines the comfort of modern living with timeless cottage charm.

On entering, the welcoming hallway sets the tone for the home, with a useful cloakroom to one side. The sitting room is particularly inviting with a feature open fireplace and a gas coal-effect living flame fire and has direct access to the garden, making it a perfect space to relax during cooler evenings.





The open-plan kitchen and dining room is both stylish and practical, with shaker-style cabinetry, ample work surfaces and a full range of integrated appliances, including an electric oven, gas hob, dishwasher, washing machine, fridge and freezer. The dining area has an ideal layout for everyday living and entertaining.

Upstairs, there are two generously sized bedrooms, both light-filled and well-proportioned, offering flexibility for use as bedrooms, a study or guest space. The family bathroom is fitted with a classic white suite.

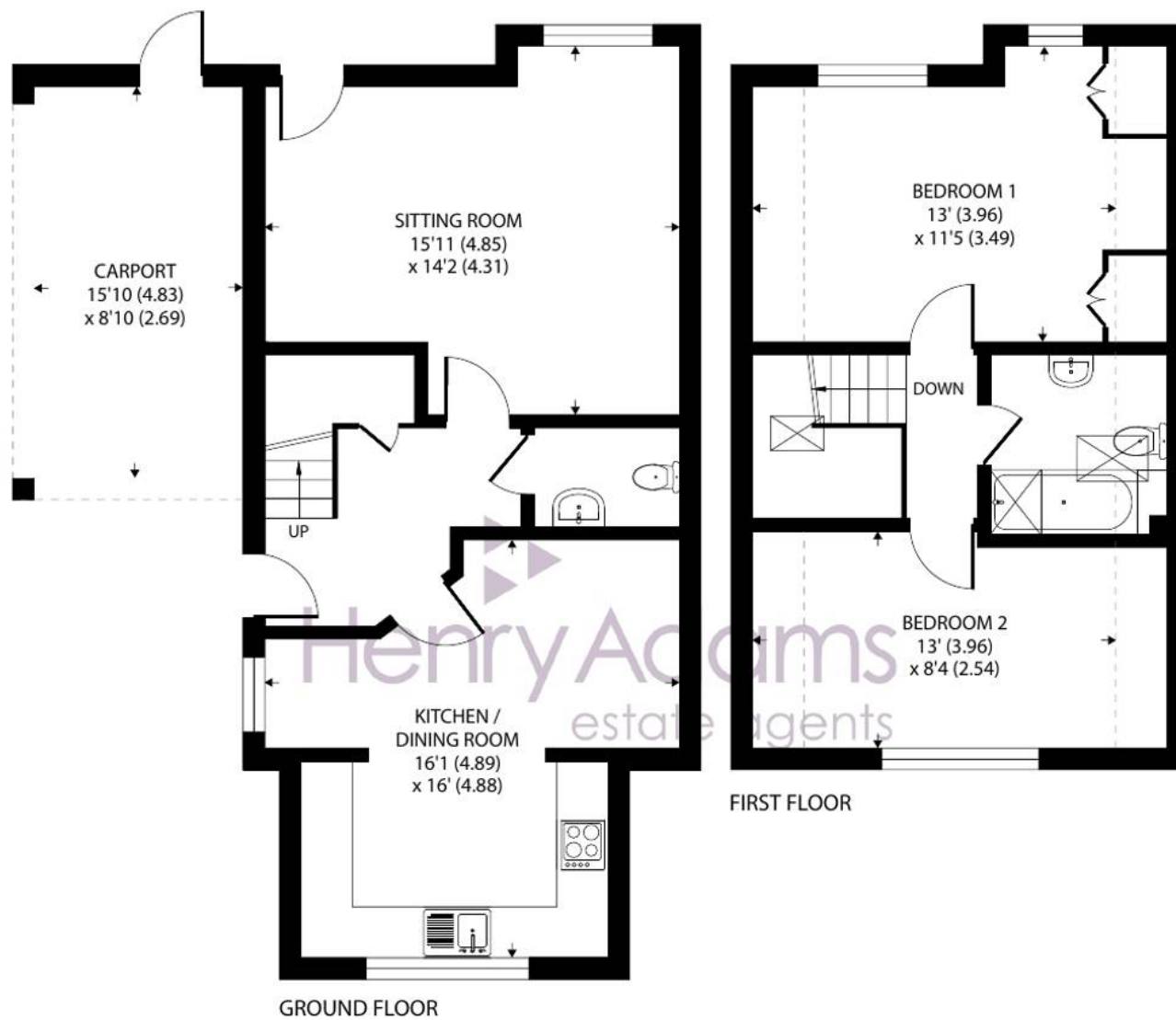
The property enjoys a private setting with a gravel driveway leading to a carport, providing off-road parking for two vehicles. A rear door from the carport gives access to the secluded rear garden, which has been beautifully landscaped with mature planting, seating areas and an emphasis on privacy. It is a tranquil space, perfect for outdoor dining or simply unwinding.

Charge for upkeep of communal areas - Approximately £600 pa

Chichester District Council - 25/26 Tax Band E £2,855.96 EPC-D







Approximate Area = 832 sq ft / 77.3 sq m (includes carport)

Limited Use Area(s) = 90 sq ft / 8.4 sq m

Total = 922 sq ft / 85.7 sq m

For identification only - Not to scale



**Location** - The desirable village of Oving about three miles east of Chichester. Oving is ideally located for the South Downs National Park and Chichester Harbour. Westbourne House prep school is conveniently located nearby at Shopwhyke. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. 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. 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 east on the A259 Bognor Road. At the mini roundabout bear left signposted to Oving. Continue over the railway crossing and turn right. Having entered the village of Oving take the first turning left into Gribble Lane and follow the road round to the right where Sampsons Drive is the on the right. what3words - taxpayers. mint. brings

**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)

