



3 Woodlark Gardens, Hambrook, PO18 8GF

Guide Price £825,000

 **Henry Adams**
estate agents

3 Woodlark Gardens, Hambrook

A modern house built in 2021.

- Prime quiet Hambrook location
- Modern five bedroom detached house
- Exclusive cul-de-sac setting
- Three spacious floors
- Open plan kitchen/family room
- Two en-suites plus family bathroom
- Garage and driveway
- South facing garden

Tucked away in a peaceful and sought-after location within the charming village of Hambrook, this exceptional five-bedroom detached home offers a rare opportunity to enjoy modern living in a quiet location. Built around 2021 by Wilson Designer Homes, the property forms part of an exclusive cul-de-sac of beautifully designed homes.

The thoughtfully arranged accommodation spans three spacious floors, featuring a stunning open-plan kitchen and family room with a separate utility room, a welcoming sitting room and a study, perfect for home working.





Upstairs, there are three generous bedrooms, including one with an en-suite, along with a stylish family bathroom. The top floor offers two further bedrooms, one benefitting from an en-suite and the other with excellent storage space.

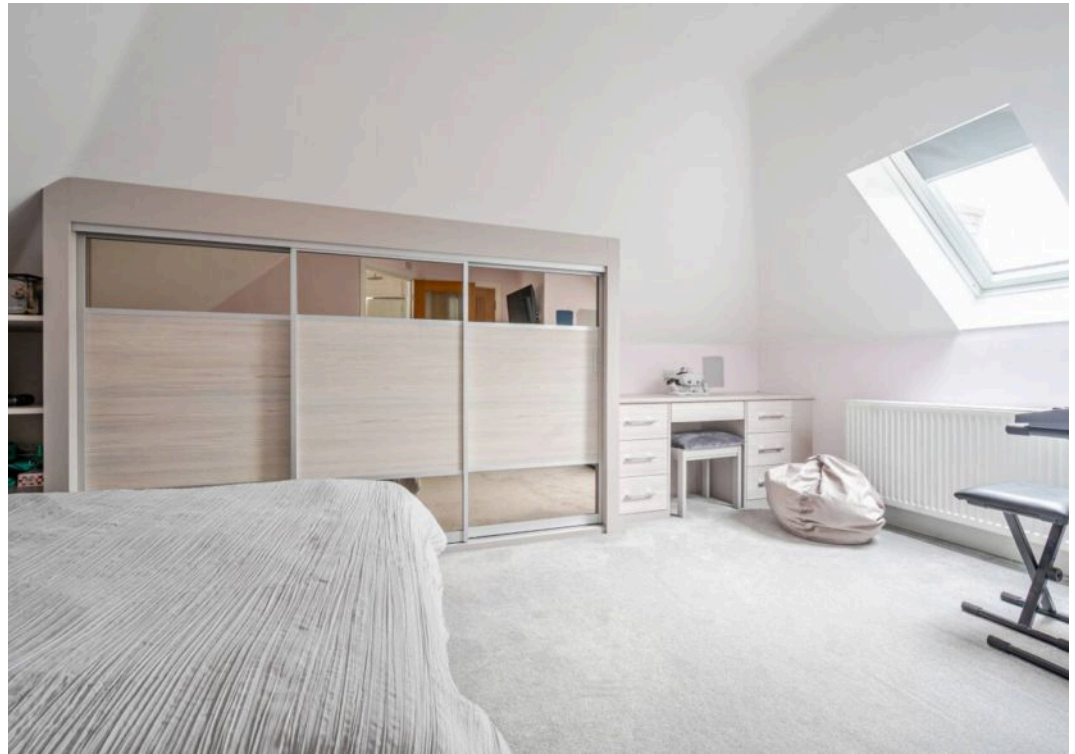
Outside, the property continues to impress with a garage featuring an electric door, a driveway and a good-sized south-facing rear garden, ideal for entertaining or relaxing in the sunshine. Modern comforts include underfloor heating on the ground floor and an energy-efficient Air Source Heat Pump.

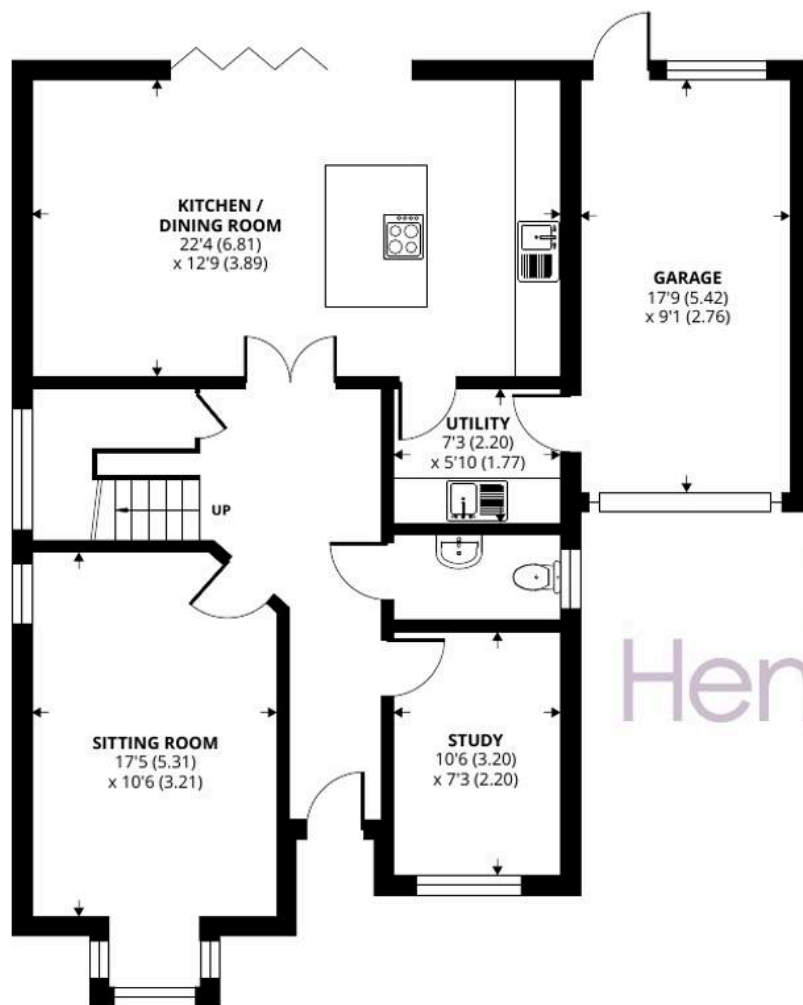
Offered to the market with no forward chain, this is a beautifully presented, high-specification home in a highly desirable location, perfect for those seeking a blend of village charm and contemporary living.

Chichester District Council - 25/26 Tax Band F£3,350.41 EPC-B







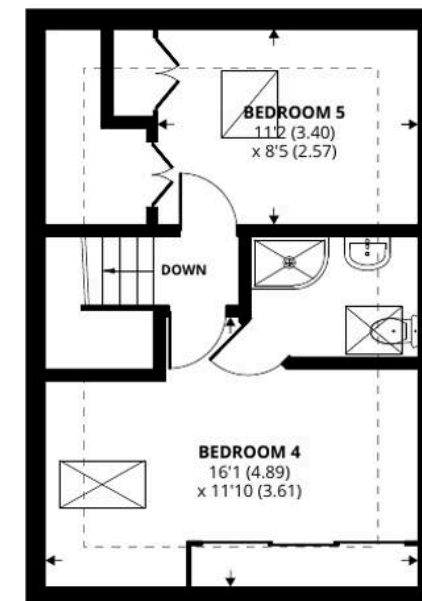


GROUND FLOOR



FIRST FLOOR

Denotes restricted
head height



SECOND FLOOR



Approximate Area = 1840 sq ft / 170.9 sq m
 Limited Use Area(s) = 113 sq ft / 10.4 sq m
 Garage = 161 sq ft / 14.9 sq m
 Total = 2114 sq ft / 196.2 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, proceed over the level crossing and before the flyover turn right into The Avenue. Take the first turning on the left into Woodlark Gardens and at the end follow the road round to the left and the property is a short distance along on the left. What3words - cooked.conspire.expel





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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.