



High Trees

Chestnut Avenue, Chichester, West Sussex







High Trees

An exceptional 3 / 4 bedroom detached home located in an unrivalled position to the north of Chichester's City Centre in a beautiful tree-lined avenue.

Guide Price

POA subject to contract

GROUND FLOOR

- Reception Hall
- Sitting Room
- Kitchen/Dining Room
- Study / Bedroom 4
- Utility Room
- Shower Room

FIRST FLOOR

- Principle Bedroom with En-Suite Shower Room
- 2 Further Double Bedrooms (one with walk in wardrobe and Eaves Storage)
- Family Bathroom
- Airing Cupboard

GARDENS AND GROUNDS

- Superb West Facing Mature Gardens including Patio
- Private Gated Driveway With Parking
- Garden Store



The Property

A beautifully presented detached house, built by award winning Elberry Properties Ltd in 2014. The spacious and versatile accommodation is arranged over two floors and has immense quality throughout, creating a contemporary and welcoming home. On entering the property, the light and spacious reception hall, with a beautiful timber floor, leads through to all principle living rooms. The spacious sitting room featuring a bespoke gas fireplace and French doors allow access directly to the patio and garden. With direct access from the sitting room, via sliding double doors is the open plan Kitchen/Dining room with a beautifully designed bespoke Sylvarna kitchen, offering a range of base and wall units with Neff twin integrated ovens and warming draw, induction hob, full height separate fridge and freezer and a central island/breakfast seating area with integrated wine fridge. The kitchen is dual aspect and bi-folding doors opening from the breakfast area directly on to the patio and private rear garden which is mainly laid to lawn. There is a study accessed directly from the front hall, overlooking the front garden which has ample space to create a forth bedroom. Completing the ground floor accommodation is a shower room and fully fitted utility room off the kitchen with separate external access from the side of the house.

On the first floor the open landing leads to a generous principal bedroom which overlooks the rear garden and a contemporary en-suite shower room. There are two further large double bedrooms, one of which boasts a walk in wardrobe and eaves storage and a large family bathroom with separate shower.

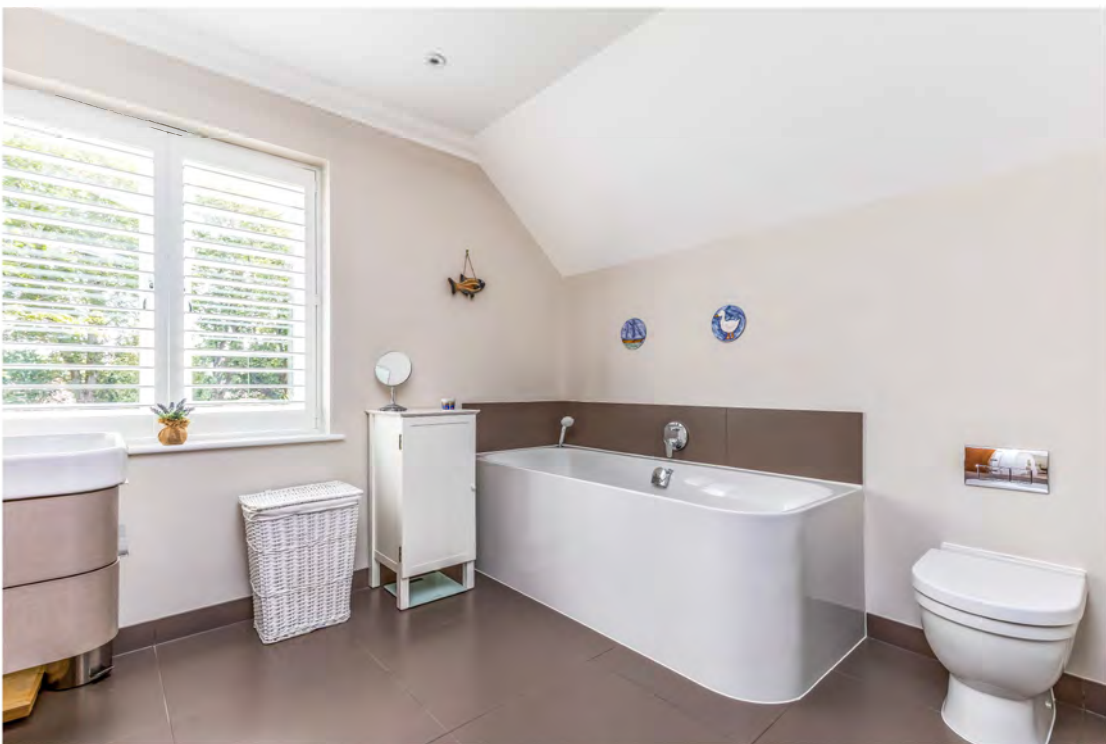
Gardens

Approached from a popular tree-lined avenue through an electric five bar timber gate, the graveled driveway offers plenty of parking and and substantial garden store. The front garden is planted with shrubs, flowerbeds and provides a pleasant rural feel. There is a side access which leads to the attractive well screened private rear west-facing garden which is framed with mature borders and attractive brick walls.







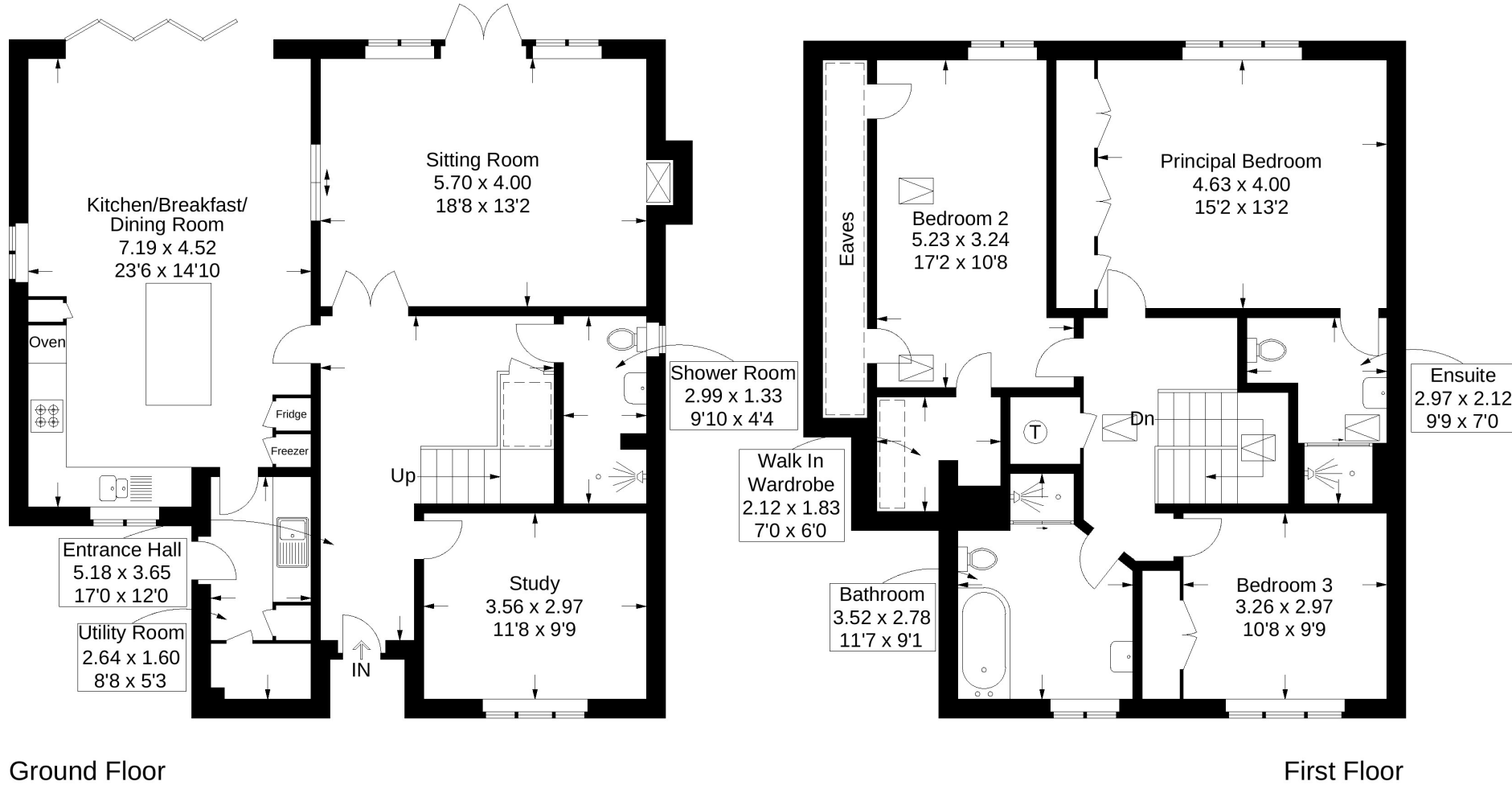


High Trees, Chestnut Avenue, Chichester

Approximate Gross Internal Area = 176 sq m / 1895 sq ft

Outbuilding = 7.9 sq m / 85 sq ft

Total = 183.9 sq m / 1980 sq ft



[Dashed Box] = Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Location

The property is situated in the sought after residential leafy suburb of Summersdale. Ideally located within easy reach of the city centre which is just over a mile to the south and accessible to the South Downs National Park a short distance to the north. Nearby, there are useful local amenities which include a medical centre, convenience store/post office and the Brandy Hole Lane Nature Reserve, an enchanting woodland copse of about 15 acres.

Chichester

The historic cathedral city of Chichester offers comprehensive shopping facilities and a choice of social and recreational activities, accessible through the mainly level pedestrian areas of the beautifully preserved city. Cultural activities include Pallant House Gallery and Festival Theatre. There are renowned schools in the area, both in the public and the private sector. The mainline station in Chichester provides a regular service to London Victoria in about 1 hour 40 minutes (via Gatwick Airport). Havant station to the west provides a faster service to London Waterloo in about 1 hour 20 minutes.

Sports & Country Pursuits

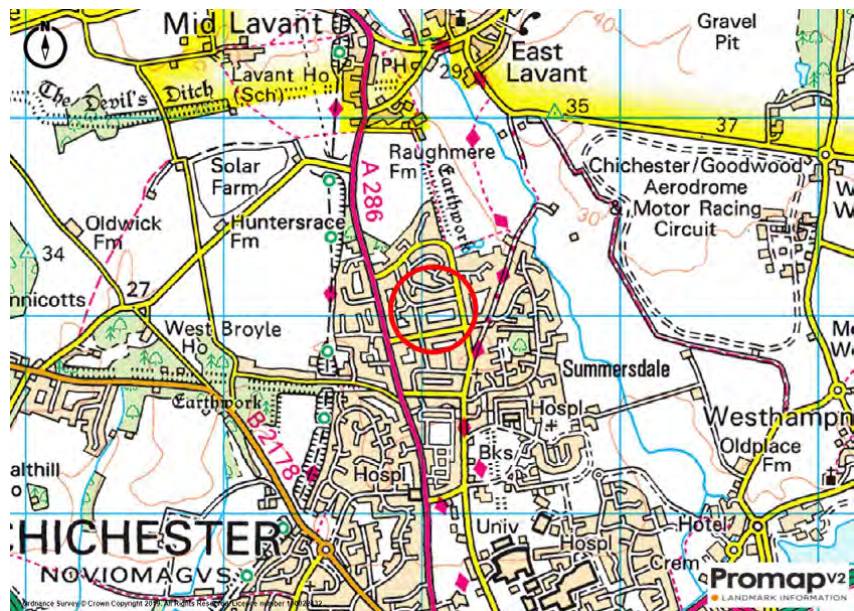
Events and sporting activities in the area include Goodwood Festival of Speed and Revival events for motoring enthusiasts, horseracing at Goodwood and Fontwell, polo at Cowdray Park, golf at Goodwood, and beaches at the Witterings. Chichester Harbour provides moorings (subject to availability) and there are nearby berthing and lifting facilities in Birdham Pool and Chichester Marina. Other local attractions include: the Weald and Downland Open Air Museum, West Dean Gardens, Fishbourne Roman Palace, Tangmere Military Aviation Museum, Goodwood House, Stansted Park and Petworth House.

Distances & Transport

Chichester: 1.5 miles | Goodwood: 3 miles | Chichester Marina: 6.5 miles | Gatwick Airport: 47 miles | Central London: 70 miles

All distances are approximate





Features

- Gas fired underfloor heating to ground floor, radiators to first floor
- Electric underfloor heating to bathrooms
- Audio ceiling speakers to principle rooms
- Approved alarm system
- TV and SKY rewired to principle rooms
- Automatic entrance gates
- Landscaped gardens and terrace
- Remaining Premier Guarantee

General Information

TENURE: FREEHOLD

EPC RATING: C

POSTCODE: PO19 5QE

SERVICES: Mains Electricity, Water and Drainage and Gas (services not tested)

CHICHESTER DISTRICT COUNCIL:
01243 785166

WEST SUSSEX COUNTY COUNCIL:
01243 777100

01243 523723

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