



Wealdon House Yeomans Field, Hambrook - PO18 8XJ

Guide Price £725,000 - FREEHOLD



STRIDE & SON

Wealdon House Yeomans Field

Hambrook, Chichester

An attractive detached family house on Yeomans Field in Hambrook, with spacious accommodation, four bedrooms, double garage, enclosed gardens and a pleasant countryside outlook.

- Attractive detached family home on Yeomans Field in the popular village of Hambrook
- Generous and well-balanced accommodation arranged over two floors
- Impressive sitting room with fireplace and doors opening to the garden
- Charming kitchen / breakfast room with a warm country-style feel
- Separate dining room, ideal for family meals and entertaining
- Four well-proportioned bedrooms, including a versatile fourth bedroom / study
- Principal bedroom with en suite shower room
- Family bathroom, useful utility room and ground floor cloakroom
- Detached double garage with tool shed behind, summer house and driveway parking
- Enclosed gardens with seating areas, mature planting and countryside outlook







Wealdon House Yeomans Field

Hambrook

Wealdon House is an attractive detached family house situated on Yeomans Field, a residential road in the popular village of Hambrook. The property offers generous and well-balanced accommodation, a double garage, enclosed gardens and a pleasant outlook towards neighbouring countryside.

The house has an appealing exterior, with brick and flint detailing to the front elevation and attractive timber-style detailing to the rear. Internally, the accommodation extends to approximately 148.0 sq m / 1,593 sq ft, with a further 34.0 sq m / 366 sq ft provided by the double garage and summer house.



The front door opens into a welcoming entrance hall, with stairs rising to the first floor and access to the principal ground floor rooms. The sitting room is a particularly spacious reception room, measuring 7.06 x 3.81 m / 23'2 x 12'6.

It provides an excellent space for relaxing and entertaining, with a fireplace creating a focal point and double doors opening directly onto the rear garden.

The kitchen / breakfast room, measuring 4.29 x 3.56 m / 14'1 x 11'8, has a warm, country-style feel and is fitted with a range of traditional units, timber work surfaces, tiled splashbacks and a breakfast bar.

The room opens through to the dining room, creating a sociable and practical layout for family life. The dining room measures 3.35 x 3.23 m / 11'0 x 10'7 and provides a comfortable space for everyday dining or more formal occasions.

There is also a useful utility room and a ground floor cloakroom / WC, adding to the practicality of the ground floor accommodation.

On the first floor, the principal bedroom measures 4.57 x 3.23 m / 15'0 x 10'7 and benefits from an en suite shower room.

Bedroom two, measuring 4.32 x 3.30 m / 14'2 x 10'10, and bedroom three, measuring 3.89 x 3.15 m / 12'9 x 10'4, are both generous double rooms.

Bedroom four / study measures 4.32 x 3.05 m / 14'2 x 10'0 and offers excellent flexibility as a fourth bedroom, home office, dressing room or hobby space.

The family bathroom is fitted with a bath, wash basin and WC, while the principal en suite includes a shower enclosure, wash basin and WC.



Externally, Wealdon House is approached over a brick-paved driveway providing ample parking and access to the detached double garage, measuring 5.77 x 5.31 m / 18'11 x 17'5.

The garage offers excellent parking, storage or workshop potential, depending on requirements, with additional tool shed behind.

Additionally, there is an EV charger attached to the house with a 9.5kwh home battery in the garage enabling access to low cost home energy tariffs.

The gardens wrap around the property and are arranged mainly to lawn, with paved seating areas, mature hedging and established planting.

To the rear, the garden enjoys a good degree of privacy and offers plenty of space for outdoor dining, family use and entertaining. A summer house, measuring 1.98 x 1.98 m / 6'6 x 6'6, provides an attractive additional feature.

The rear of the property enjoys a pleasant outlook towards neighbouring fields and greenery, giving Wealdon House an appealing semi-rural feel while still being set within a convenient village location.



Wealdon House is situated on Yeomans Field in Hambrook, a popular village positioned between Chichester and Emsworth. Hambrook offers a pleasing balance of village surroundings and practical convenience, with access to nearby countryside, local amenities and the wider South Coast area.

Chichester city centre provides a wide range of shopping, leisure and cultural facilities, including restaurants, cafés, the cathedral, Festival Theatre and mainline railway station. Emsworth and the surrounding harbour villages offer further amenities, along with attractive waterside walks and access to Chichester Harbour.

The wider area is well known for its countryside, coastal access, Goodwood and the South Downs National Park, making this a highly appealing location for those seeking a family home with both rural and city amenities within easy reach.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

Services: All Mains

What 3 Words: putter.teamed.splashes







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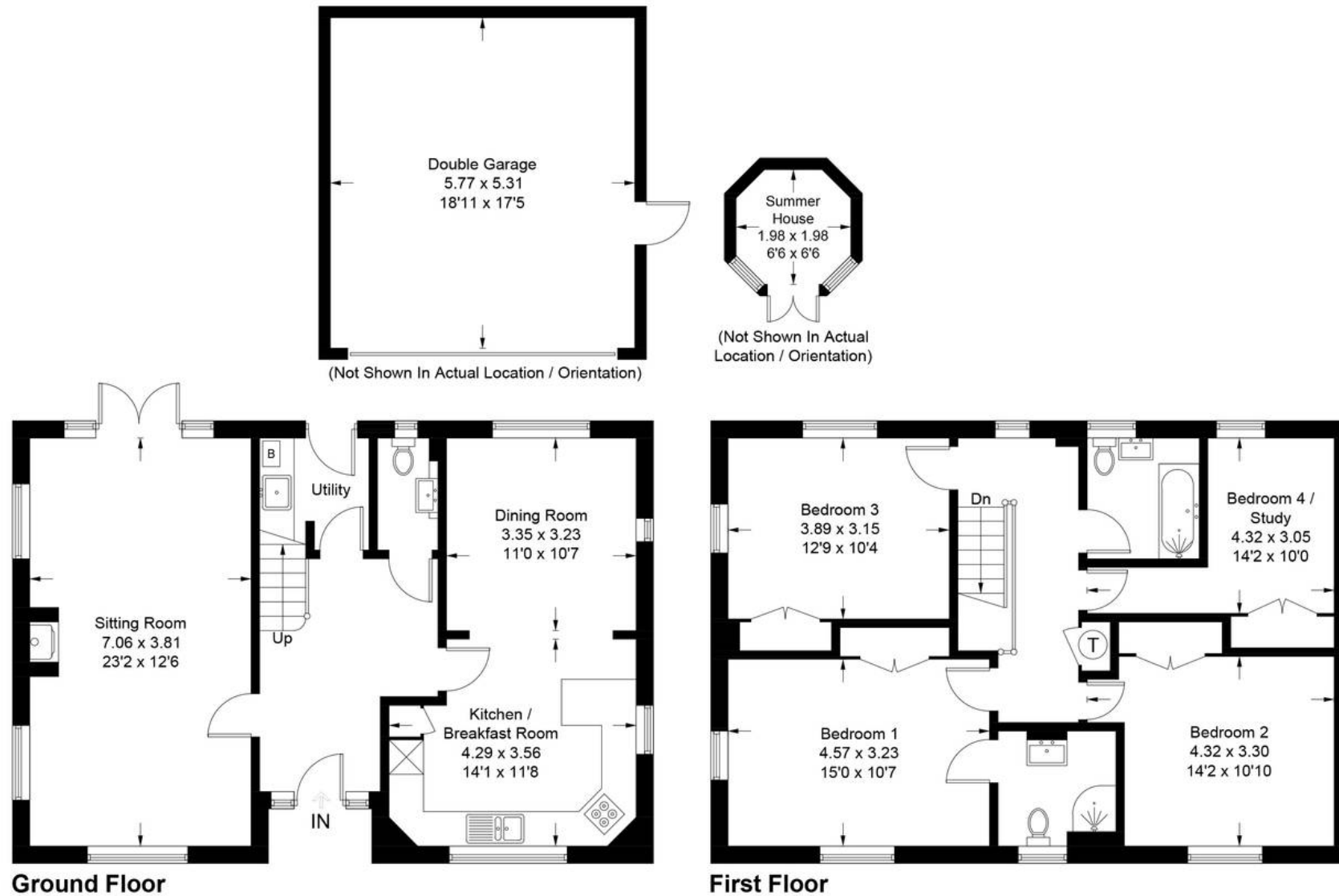
Approximate Gross Internal Area = 148.0 sq m / 1593 sq ft

Double Garage / Summer House = 34.0 sq m / 366 sq ft

Total = 182.0 sq m / 1959 sq ft



Produced for Stride & Son Estate Agent.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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