



1 Lethmore Orchard, Broad Road, Hambrook, PO18 8RE

Guide Price £825,000



1 Lethmore Orchard, Hambrook

A prestigious detached home with exceptional gardens, superb specification and private setting.

- Prestigious detached home
- One of just two homes occupying a secluded position at the end of a long private driveway
- Superbly presented throughout
- Four bedrooms
- Impressive Sylvarna fitted kitchen/breakfast room
- Quality sun room/conservatory
- Spacious study, separate utility room and entrance hall
- Double garage with EV charging point
- Beautifully landscaped gardens

A superbly presented four-bedroom detached modern home, individually built in 2012 by the highly regarded local developer Phillips Build and subsequently maintained and enhanced to an exacting standard by the present owners, who purchased the property new.

The property occupies a secluded position, being one of just two substantial homes discreetly nestled at the end of a long private driveway in the sought-after village of Hambrook, approximately seven miles west of Chichester and just three and a half miles east of the popular waterside village of Emsworth. Hambrook train station is half a mile level walk.





The beautifully appointed accommodation combines generous proportions with a high standard of specification and includes a wide and welcoming entrance hall, spacious study, cloakroom and an impressive kitchen/breakfast room. The kitchen was supplied by Sylvarna Kitchens of Chichester and features an extensive range of classic Shaker-style cabinetry, complemented by a comprehensive range of integrated appliances including twin electric ovens, warming drawer, induction hob, microwave, chimney-style cooker hood, dishwasher, waste disposal unit, fridge and freezer. Bi-fold doors open directly from the kitchen/breakfast room onto the garden, creating an excellent connection between the house and outside space.

There is a separate utility room with space and plumbing for a washing machine and space for tumble dryer, while the addition of a quality sun room/conservatory provides a further versatile reception space, with bi-fold doors opening onto the rear garden.

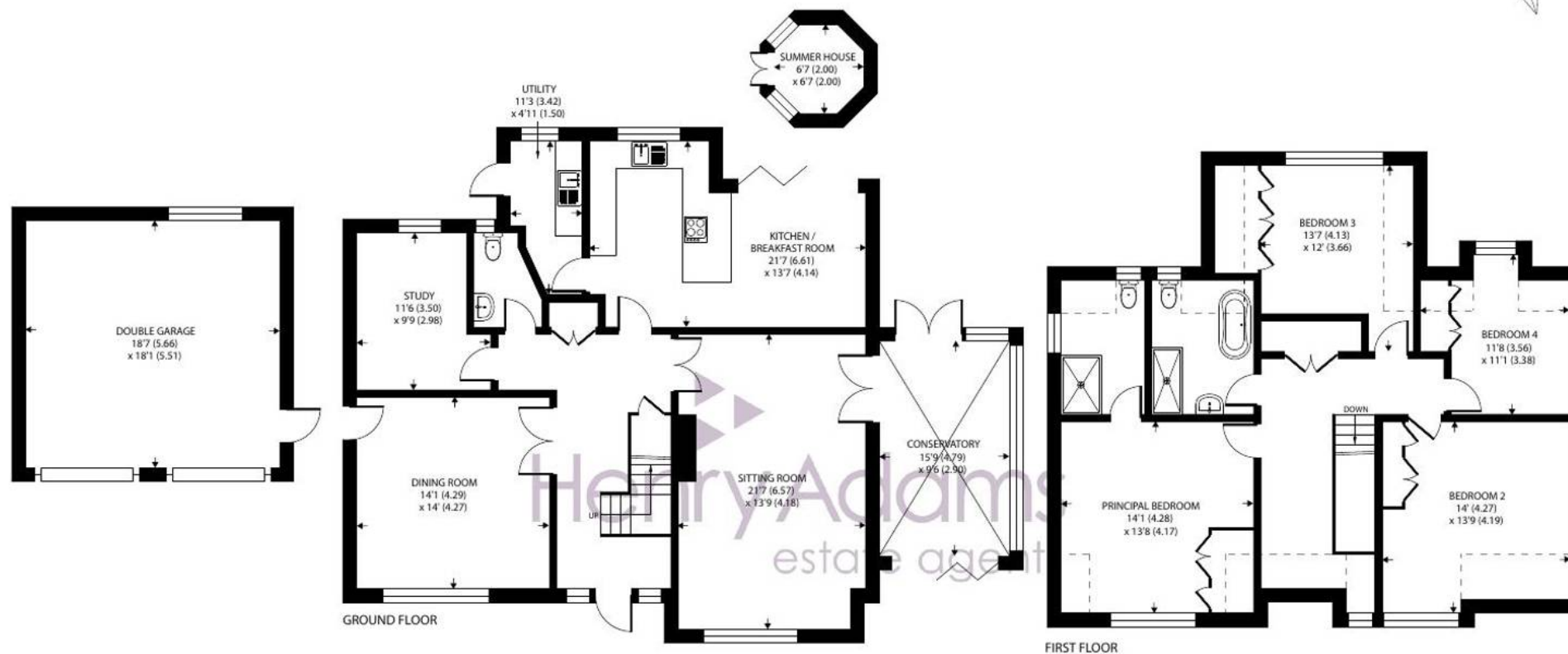
On the first floor are four well-proportioned bedrooms and a luxurious family bathroom. The principal bedroom benefits from its own stylish wet room, providing an excellent degree of privacy and comfort.

The present owners have undertaken a programme of significant improvements since purchasing the property, including the replacement of both bathroom suites and the cloakroom suite, together with the addition of the impressive sun room/conservatory. An Air Source Heat Pump provides underfloor heating to the ground floor and to the first floor radiators. An EV charging point and back up battery has also been installed within the double garage, which has twin up-and-over doors, one of which is electrically operated. Solar panels have been installed to provide cost effective electricity.









Approximate Area = 2166 sq ft / 201.2 sq m
 Limited Use Area(s) = 142 sq ft / 13.1 sq m
 Garage = 336 sq ft / 31.2 sq m
 Outbuilding = 36 sq ft / 3.3 sq m
 Total = 2680 sq ft / 248.8 sq m

For identification only - Not to scale



Denotes restricted
head height

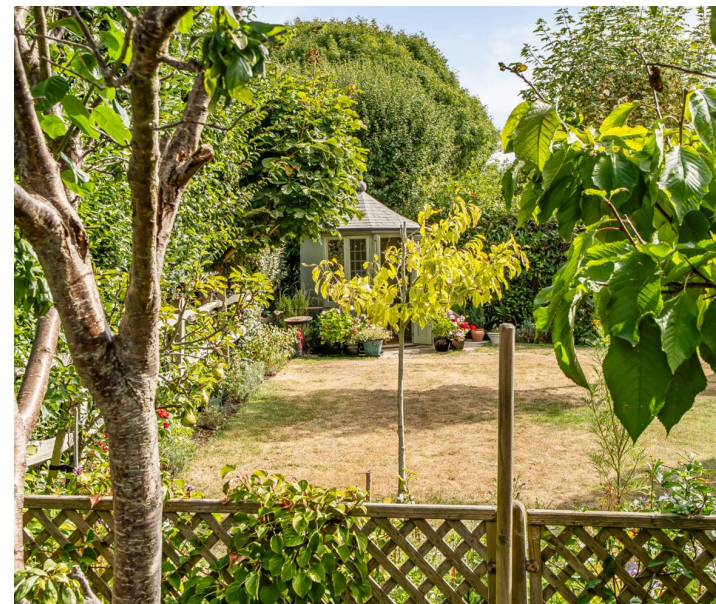
Outside - The gardens are a particular feature of the property. Beautifully landscaped and thoughtfully divided into a number of distinct areas, they include a covered porcelain-tiled patio immediately adjoining the breakfast room, a productive enclosed kitchen garden including greenhouse and attractive formal garden areas, providing an appealing combination of entertaining, relaxation and horticultural space.

Location - Nestled in the local village of Hambrook, is a short distance from the neighbouring villages of Nutbourne, Southbourne, Bosham and Funtington. These villages provide several amenities including doctors' surgeries, dentists, hairdressers, CO-OP supermarket and local pharmacies. Also just a 10 minute walk from property is a well stocked Londis convenience store. There is more extensive shopping to be found at nearby Emsworth and Chichester. There are several public houses, restaurants, public and state schools in the surrounding area too. Nutbourne railway station is just a mile away 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 events including Qatar Goodwood Festival. There are superb sailing facilities around Bosham, Chidham and Chichester Harbour, with 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. For the equestrians, there are local stables for livery within the surrounding area.

Directions - From Chichester proceed west along the A259 passing through Fishbourne and Bosham. On reaching Chidham take the turning right into Broad Road. Proceed north over the railway crossing and after approximately 0.45 of a mile on the right is a private driveway to Lethmore Orchard (just after The Avenue). What3words - pacifist.preoccupied.taking

Chichester District Council - 26/27 Tax Band G £4,055.12 EPC-B







Henry Adams - Chichester

Henry Adams LLP, Rowan House Baffins Lane - PO19 1UA

01243 533377

chichester@henryadams.co.uk

www.henryadams.co.uk

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.