



## Quinnings Barn, Mill Road, West Ashling, PO18 8EA

Guide Price £725,000



# Quinnings Barn, West Ashling

A home of peace and tranquillity in the South Downs National Park

- Bright and spacious single storey home
- Idyllic village location
- Sun filled south aspect sitting room and five-sided conservatory
- Separate dual aspect dining room
- Country style kitchen and utility room
- Three bedrooms
- Large studio/workshop
- Ample parking and double garage
- No onward chain

Bathed in natural sunlight, this delightful home enjoys a principal outlook over a secluded, attractively landscaped south-facing rear garden. The property is set within the charming village of West Ashling, on the southern edge of the South Downs National Park, offering a wonderful balance of rural tranquillity and accessibility.

An attractive open porch leads into a welcoming entrance hall that extends along the northern side of the property. From here, glazed double doors open into a peaceful, sun-filled sitting room featuring a wood-burning stove and bi-folding doors that flow seamlessly into a distinctive five-sided conservatory, creating a superb connection between the living space and garden.







The dual-aspect dining room enjoys south and west-facing views and leads through to the kitchen and adjoining utility room. The kitchen is fitted with a range of classic shaker-style units, providing both character and practicality.

At the opposite end of the property are three bedrooms and a family bathroom, offering comfortable and well-planned accommodation.

Outside, the property is complemented by a mature front garden with a wide gravel driveway and generous parking. Two sets of doors open to a double garage with a covered area to the rear.

The south-facing rear garden is a particular feature, comprising a paved seating area, central lawn, raised planters, and well-established trees and shrubs. A large workshop/studio, with light and power connected, provides excellent additional space for hobbies, home working, or storage.

Chichester District Council - 25/26 Tax Band E £2,826.28 EPC-D

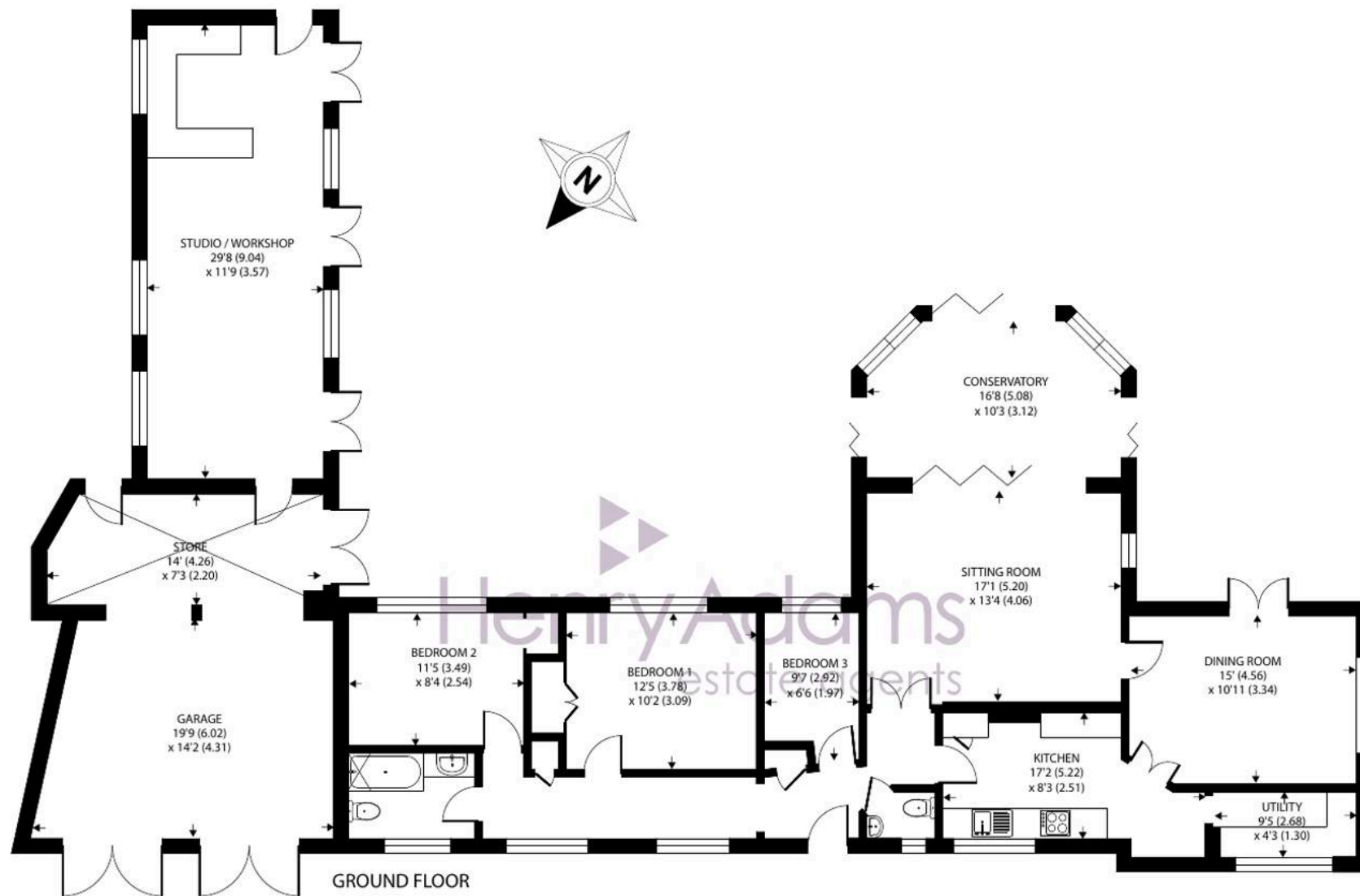












Approximate Area = 1286 sq ft / 119.4 sq m

Outbuilding = 343 sq ft / 31.8 sq m

Garage / Store = 402 sq ft / 37.3 sq m

Total = 2031 sq ft / 188.5 sq m

For identification only - Not to scale





**Location** - West Ashling is located about five miles north west of Chichester and has a local village pub, primary school and a picturesque mill pond. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around Chichester Harbour. Local amenities can be found in nearby Funtington and Bosham. 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.

**Directions** - Proceed out of Chichester on the B2178 (Funtington Road). After passing through East Ashling take the turning on the left into Southbrook Road signposted to West Ashling. On entering West Ashling, turn right into Down Street and after passing the Mill Pond and The Richmond Arms public house, Quinnings is on the left after Malthouse Lane.  
what3words - devoured.leaps.drama







## Henry Adams - Chichester

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

01243 533377

[chichester@henryadams.co.uk](mailto:chichester@henryadams.co.uk)

[www.henryadams.co.uk](http://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.