



Manor House Pook Lane, East Lavant - PO18 0AH

Guide Price £1,050,000 - FREEHOLD



STRIDE & SON

Manor House Pook Lane

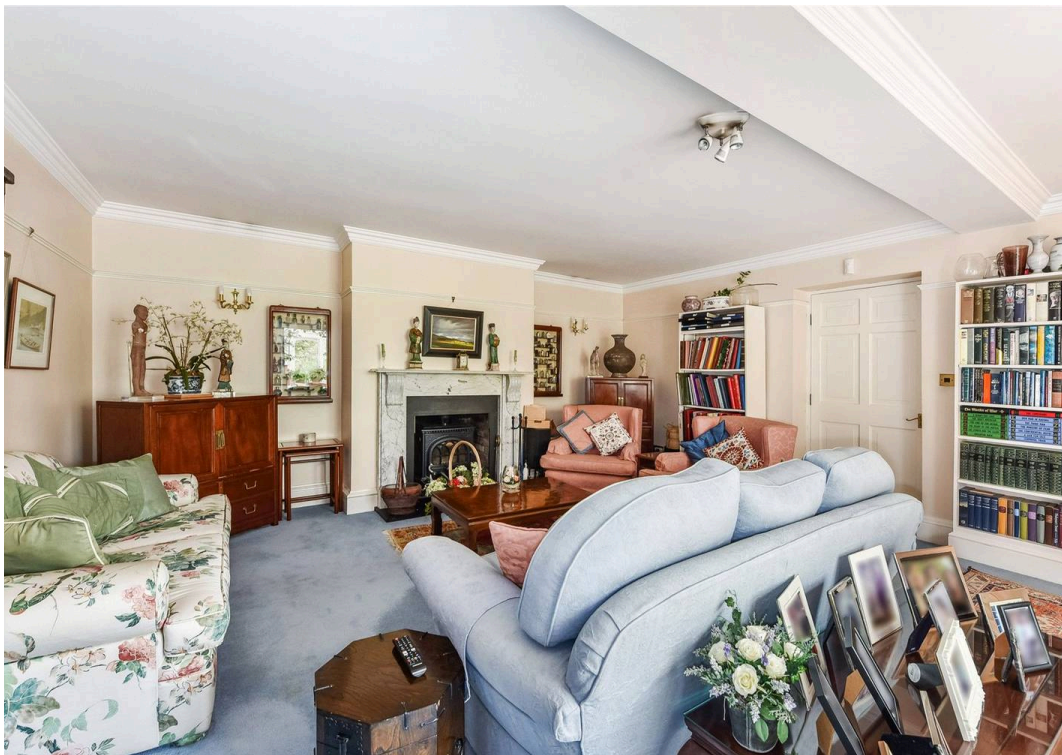
East Lavant, Chichester

An elegant Grade II listed Georgian farmhouse of eighteenth-century origin, located in the heart of Lavant within the South Downs National Park.

Built of red brick with flint elevations beneath a tiled roof, the property retains many original features and offers accommodation arranged over three floors together with a cellar.

In all the accommodation extends to over 3,100 sq. ft and is complemented by a detached double garage, utility room and mature gardens.







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On the ground floor the accommodation comprises a reception hall, a kitchen and family reception room, a sitting room, a conservatory and a cloakroom, with steps leading down to the cellar.

The first floor provides a principal bedroom with an ensuite, two further bedrooms and a family shower room, whilst the second floor contains two additional bedrooms together with a bathroom and access to a useful attic/storage area.

The house is approached over a gravel driveway which sweeps to the front and provides ample space for parking and turning.

To one side lies a detached double garage with adjoining utility room.

The gardens form a most attractive setting for the house, being laid principally to lawn with well-stocked borders, specimen trees and areas of formal planting. In all the site extends to approximately 0.35 of an acre.



Surrounded by beautiful downland countryside, Lavant is a highly regarded village with a strong community and useful local amenities, including two pubs, two churches, a village hall and cricket green. The Centurion Way provides attractive walking and cycling routes towards Chichester and the harbour.

Nearby West Stoke is home to The Vale Café & Wellness Centre, while Wellies Tea Rooms is approximately 1.8 miles away.

Chichester offers a wide range of shops, restaurants, cafés, leisure facilities and cultural attractions, including Pallant House Gallery and Chichester Festival Theatre.

The Goodwood Estate, with its racecourse, motor circuit and golf courses, is close by, while Chichester Harbour, Chichester Marina and Birdham Pool offer excellent sailing and water-based activities.

The area also provides a good choice of state and independent schools, including a well-regarded primary school in Lavant.

Services - Mains Gas, Electricity, Water and Drainage

Tenure - Freehold

Local Authority - Chichester District Council

Council Tax Band - F

EPC Rating - D







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Approximate Gross Internal Area = 233.9 sq m / 2518 sq ft

Cellar = 15.5 sq m / 167 sq ft

Double Garage / Utility Room = 41.3 sq m / 444 sq ft

Total = 290.7 sq m / 3129 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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