



Acorn House, Wandleys Lane, Walberton, BN18 0QR

Guide Price £850,000

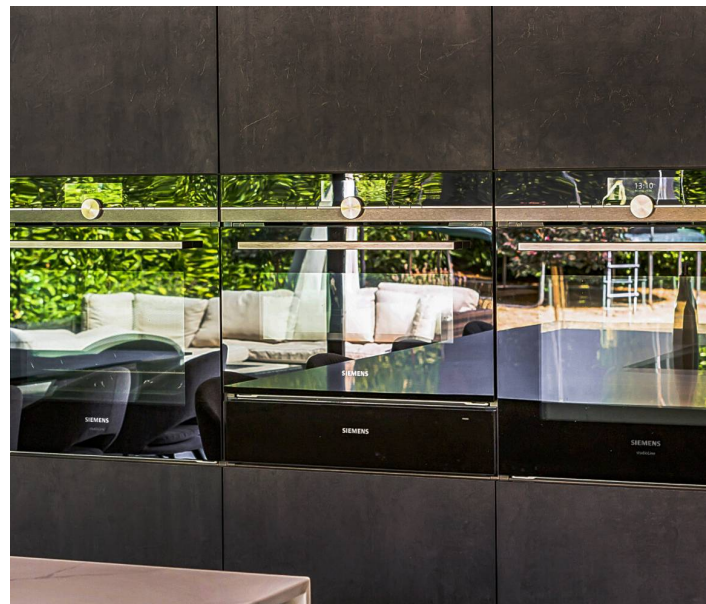
Acorn House, Walberton

A stunning individually architect-designed detached house.

- Completed in March 2025
- Highly sought-after semi-rural location
- Built to a high standard by the present owners for their own occupation
- Fabulous kitchen/family room with wall-to-wall sliding doors opening onto the patio
- Superb bespoke kitchen
- Spacious dual-aspect principal bedroom with en-suite wet room
- Three further double bedrooms and bathroom
- Bright and spacious accommodation including formal sitting room, study and separate utility room
- Wide gravel driveway providing ample parking plus detached double garage
- Private rear garden
- Underfloor heating throughout
- No onward chain

Stunning individually architect-designed four-bedroom detached house, completed in March 2025 and built to a high standard by the present owners for their own occupation.

Situated highly sought-after, leafy lane in a semi-rural setting on the periphery of Walberton village, approximately seven miles east of Chichester and six miles from Arundel.



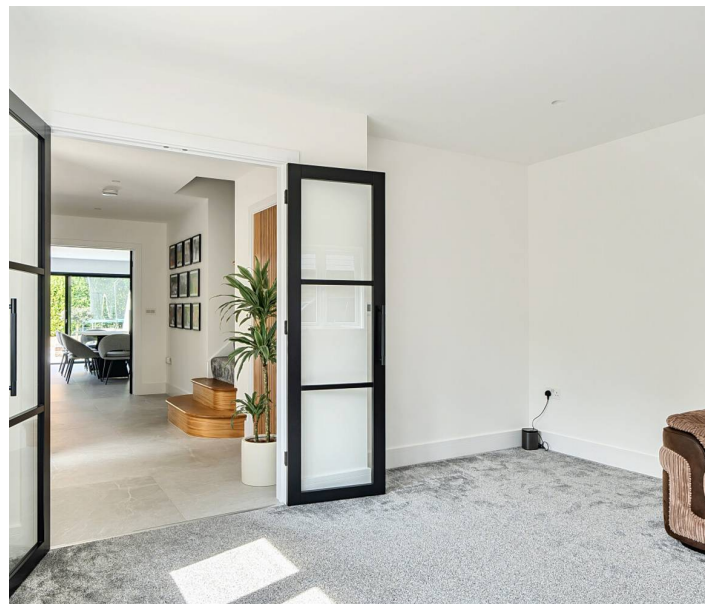


The property exudes light, space and quality throughout and is approached via a wide gravel driveway providing ample parking and leading to a detached double garage with electric door.

The bright and spacious entrance hall has a cloakroom adjacent, featuring an impressive array of wall of floor-to-ceiling storage cupboards. There is a dual-aspect formal sitting room and a well-proportioned study.

The heart of the home is the fabulous kitchen/family room, featuring wall-to-wall sliding double-glazed doors opening onto a large porcelain-tiled patio and providing an excellent connection between the house and garden. The superbly appointed kitchen comprises contrasting black and pastel-grey cabinetry with complementary quartz worktops and a matching central island/breakfast bar incorporating an induction hob with integrated extractor. Integrated appliances include three electric ovens, two with steaming functions, and a combination convection/microwave oven, a warming drawer, full-height fridge and freezer and dishwasher. A Quooker boiling-water tap completes the exceptionally well-equipped kitchen.

A separate utility room houses the hot-water cylinders and underfloor-heating manifolds serving both the ground and first floors.

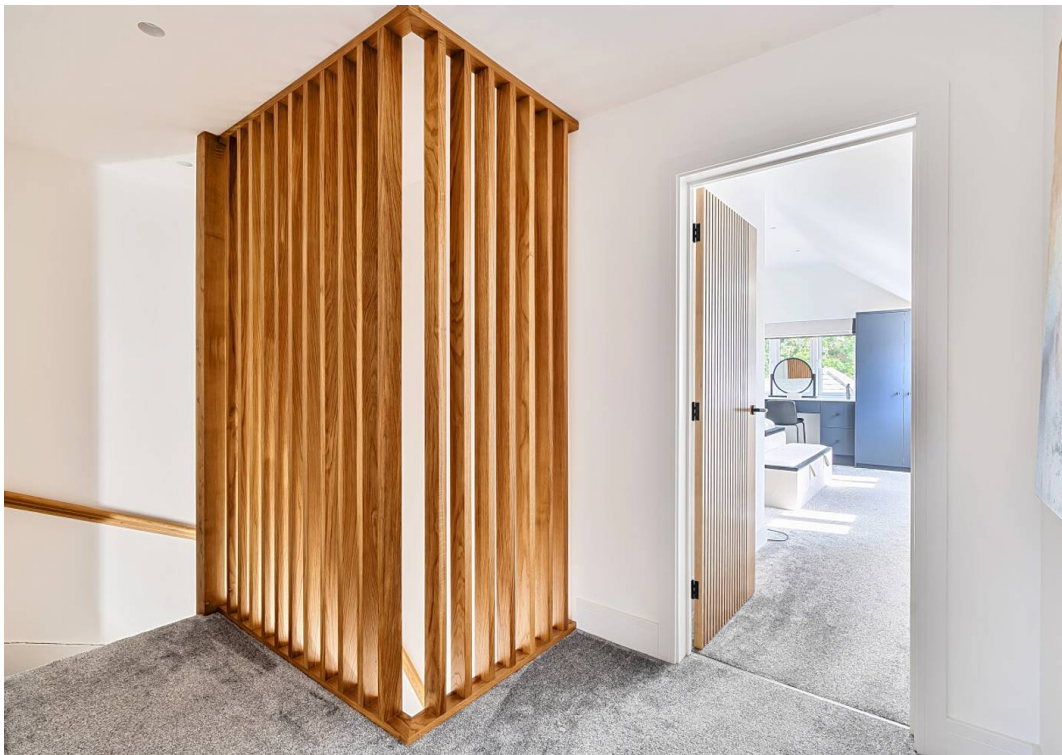


On the first floor, the spacious dual-aspect principal bedroom benefits from bespoke built-in wardrobes, dressing table and matching bedside tables with wall-mounted lighting, together with a luxury en-suite wet room. There are three further double bedrooms and a luxurious family bathroom with both a walk-in shower and freestanding bath. Both bathrooms are equipped with heated towel rails.

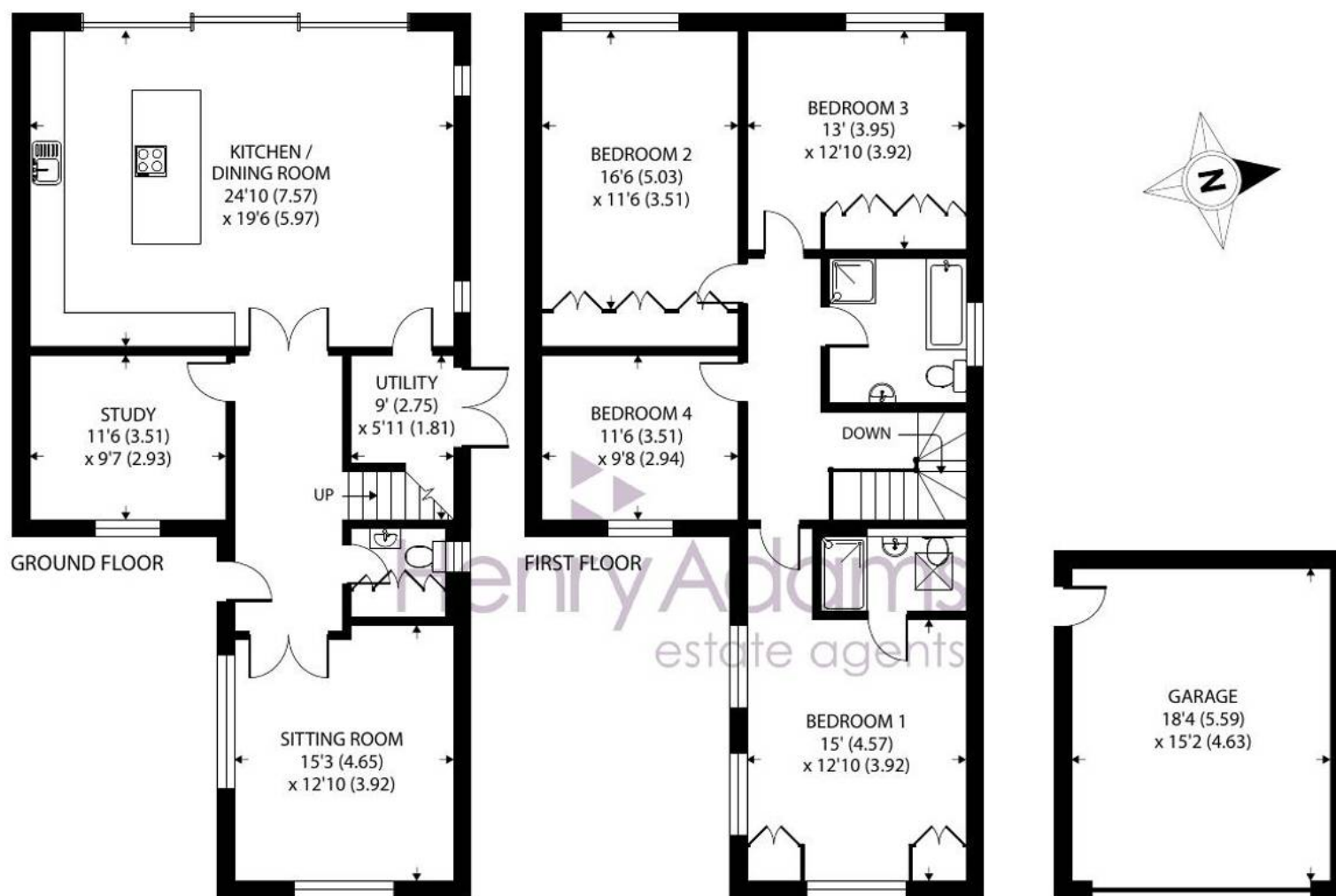
Outside, the rear garden is enclosed by mature laurel hedging and is predominantly laid to lawn, providing a private and attractive setting.

The property is offered for sale with no onward chain.

Arun District Council - 26/27 Tax Band F £3,608.68 EPC-B







Approximate Area = 1966 sq ft / 182.6 sq m

Garage = 278 sq ft / 25.8 sq m

Total = 2244 sq ft / 208.4 sq m

For identification only - Not to scale



Location - The village of Walberton has a thriving village community with interest groups and activities for all ages, as well as a range of local shops and golf course. A further range of shops can be found in nearby Barnham, as well as a mainline railway station to Brighton, Southampton, Gatwick airport, London Victoria and London Bridge. Walberton is also equidistant between Chichester and the historic town of Arundel. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, cinema, Pallant House Gallery and Festival Theatre. Fontwell race course and 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. There are excellent sailing facilities around Chichester Harbour and 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.

Directions - From Chichester proceed east on the A27. On reaching the Fontwell roundabout take the second exit into Arundel Road (signposted Fontwell village). Proceed over the mini roundabout and at the next mini roundabout turn right into West Walberton Lane. Take the first turning on the right into Wandleys Lane and after approximately 0.3 of a mile the property is on the right. What3words -narrowest.cold.collides





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.