



The Oaks | West Ashling Road | West Ashling | PO18 8UD

 FINE & COUNTRY

THE OAKS



Introducing an exquisite country residence, perfectly nestled between the prestigious locales of Chichester and Emsworth. This distinguished home, set within 5.6 acres of beautifully landscaped gardens and grounds, seamlessly blends timeless elegance with contemporary luxury, offering a sophisticated country lifestyle with top-tier equestrian facilities.





KEY FEATURES

As you approach, an impressive farm gate opens to a meticulously landscaped gravel driveway, leading to a grand circular turning area at the front of the house. The driveway continues to the rear, where a beautifully paved barnyard awaits. Here, you'll find newly refurbished stables, a modern tack room, an open barn, and a stunning 920-square-foot brick barn, now transformed into a state-of-the-art gym complete with a sauna and shower room.

Inside, the home has been meticulously restored to the highest standards, seamlessly blending period charm with modern comfort. The accommodation is thoughtfully arranged around a picturesque lawned and paved courtyard, creating generous spaces that are perfect for both family living and sophisticated entertaining.

At the heart of the home lies a stunning kitchen and dining room, which extends to an impressive 35 feet and features vaulted ceilings. This space opens directly onto a serene, private courtyard with a covered alfresco dining area, making it ideal for luxurious summer gatherings. Two spacious, south-facing reception rooms boast elegantly restored French doors that flood the interiors with natural light and provide seamless access to the tranquil courtyard.









ROSES ARE RED, VIOLETS ARE BLUE,
KEEP THE FLOWERS, 'O KATHERINE BROS.



















KEY FEATURES

In addition to the main living areas, the property includes a practical office, a cloakroom, and a utility room. A well-proportioned guest suite/annexe further enhances the home's versatility, offering potential as an Airbnb or a self-contained retreat for visiting guests. This suite, which can be securely locked off from the main house, features its own garden access, an ensuite bathroom, a kitchenette, and a second-floor space for added convenience and privacy.

Upstairs the principal bedroom suite serves as a true sanctuary, featuring an ensuite bathroom with large Duravit roll top bath, walk-in shower, WC and a wash hand basin and an elegant mezzanine dressing area. In addition, there are three further bedrooms all of which benefit from en-suite shower rooms, ensuring comfort and privacy.







KEY FEATURES

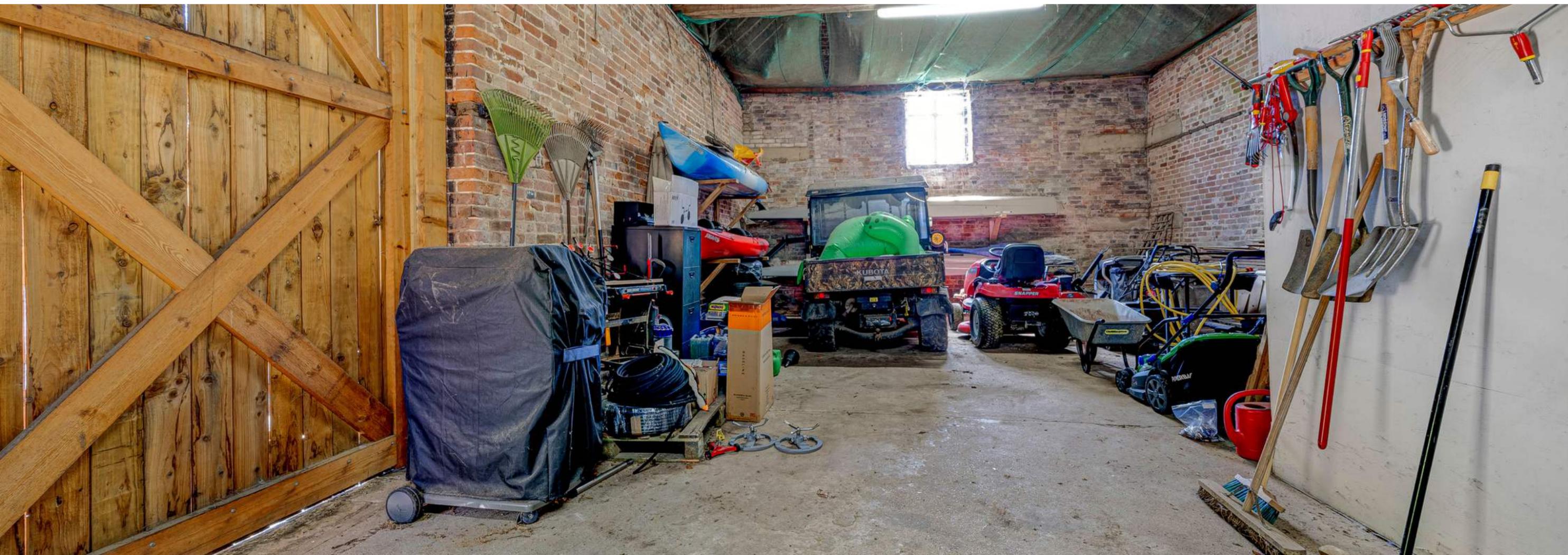
Outside, the estate's outbuildings provide exceptional versatility and potential. A grand stone barn, music room, home office, workshops, and storage rooms cater to a variety of uses, whether for leisure, creative pursuits, or practical needs. The former coach house, with lapsed planning consent for conversion, presents an exciting opportunity to create additional living space or even a separate dwelling, subject to the necessary permissions. The stables and associated outbuildings further extend the possibilities of this remarkable property.

On the ground floor, accessed from the kitchen is the home gym with floor-to-ceiling mirrors. Also located in this area is the sauna and plant room housing the water tank and gas boiler. The gym leads to the Cardio suite, which is in the corner of the machinery barn. This area has been sympathetically adapted to create additional workout space.

"The Oaks" is equally well-equipped for those with multiple vehicles, offering a detached garage block, a two-bay carport, and a gravelled carriage drive with ample parking. The property is approached via a main drive, with an additional entrance leading to a central lawned area surrounded by the outbuildings, creating a private and versatile outdoor space.











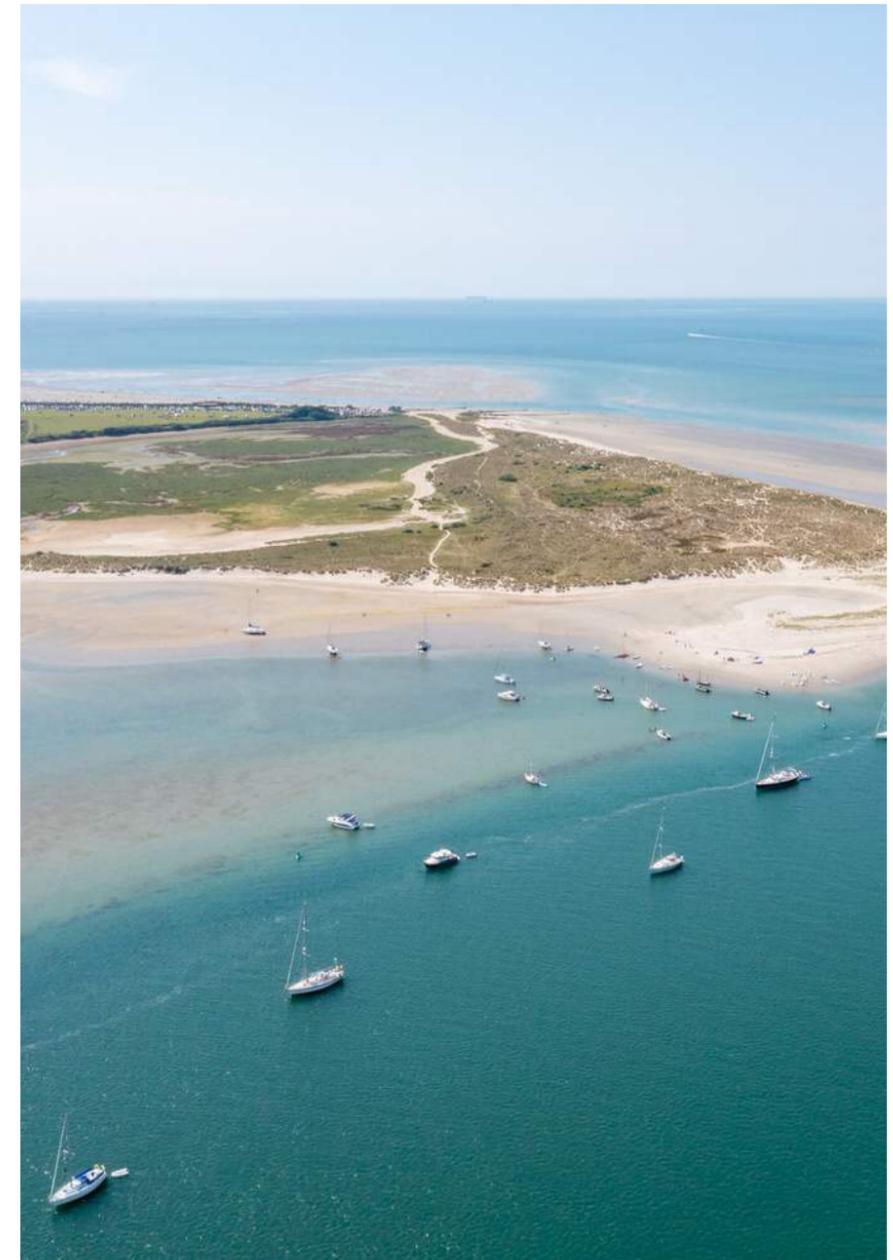


LOCATION

Situated on West Ashling Road in the picturesque village of West Ashling, "The Oaks" enjoys an exceptional location that combines rural tranquillity with close proximity to Bosham, one of the most charming villages on Chichester Harbour. Bosham, just a short drive away, is renowned for its vibrant sailing community, offering opportunities for sailing, paddleboarding, and kayaking from its historic quay. This coastal village is also home to delightful waterside walks, charming cafés, and a popular sailing club, making it a hub for outdoor enthusiasts.

In addition to its proximity to Bosham, "The Oaks" benefits from easy access to local amenities, including farm shops, country pubs, and well-regarded primary schools. The surrounding area offers miles of scenic walking and bridle paths, ideal for nature lovers. West Ashling itself is a peaceful village nestled in the heart of the West Sussex countryside, offering a close-knit community and scenic rural surroundings.

For those seeking excellent connectivity, the property is a short distance from Southbourne's railway station, offering connections to London Victoria, and the historic city of Chichester, with its cultural attractions, shopping, and dining, is easily accessible. Equestrian enthusiasts will appreciate the nearby Goodwood Estate, renowned for its horse racing, motor events, and Festival of Speed.





IF&C

INFORMATION

Additional Information:

Local Authority: Chichester District Council

Mains Gas

Private Drainage

Council Tax Band G

EPC - B

Title Register available upon request.

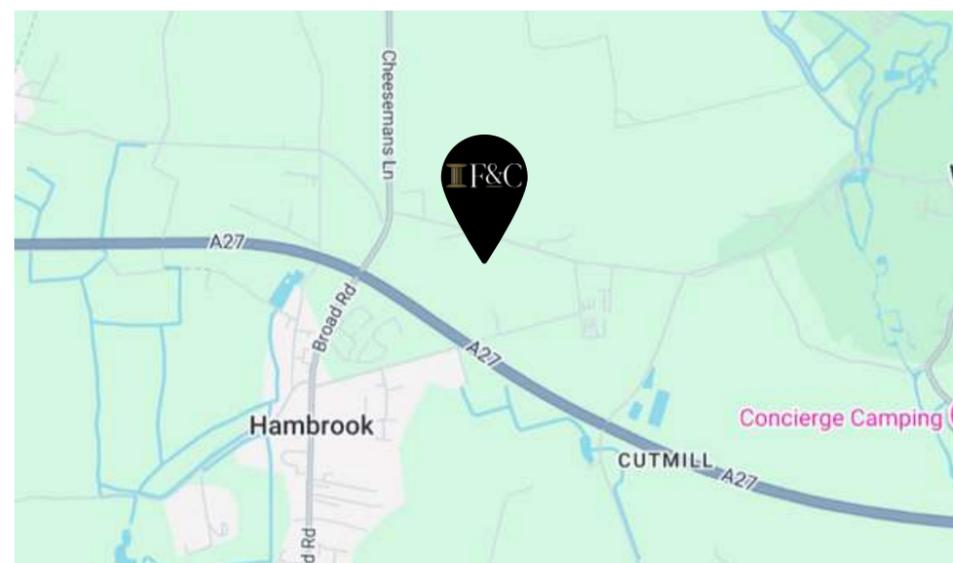
DIRECTIONS - [///w3w.co/field.clear.arts](https://www.what3words.com/field.clear.arts) the what3word a.

This what3words address refers to a 3-metre square location.

Tap the link or enter the 3 words into the free what3words app to find it.

Disclaimer

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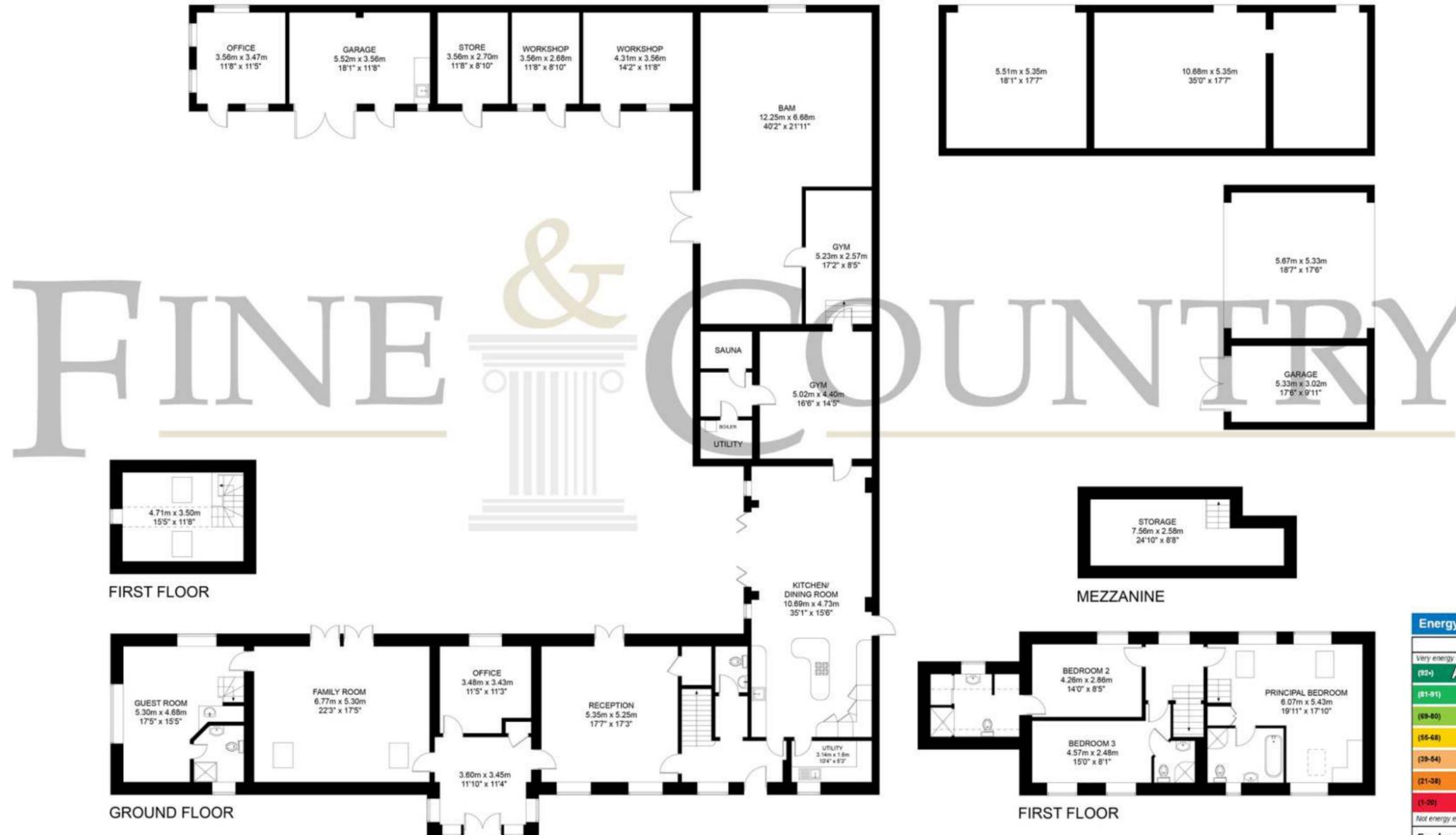
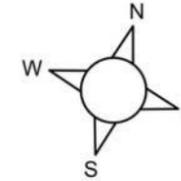
FLOORPLAN

The Oaks, West Ashling Road, Chichester, West Sussex

Main House internal area 3,692 sq ft (343 sq m)

Garages internal area 385 sq ft (36 sq m)

Total internal area 6,603 sq ft (613 sq m)



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FLOOR PLANS

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENT OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS IS FOR ILLUSTRATIVE PURPOSE ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE TENANTS OR PURCHASERS. FLOOR PLANS ARE NOT DONE TO "SCALE".

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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