



Hunter Springs, Walderton - PO18 9ED

Guide Price £850,000 Freehold



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Hunter Springs

Walderton, Nr. Chichester

Set within the highly regarded downland village of Walderton, this charming detached 4-bedroom family house offers well-balanced accommodation, a wealth of character features and beautifully established gardens, together with a garage, garden room and off-street parking.

- Detached four-bedroom village home
- Located in the heart of the South Downs National Park
- Wealth of character features throughout
- Two reception rooms plus separate dining room
- Traditional fitted kitchen with range-style cooker
- Useful utility area
- Four well-proportioned bedrooms
- Beautifully established landscaped rear garden with downland views
- Timber garden room / studio
- Garage, gravel driveway and off-street parking







ACCOMMODATION:

Approached via a gravel driveway providing parking, the house presents an attractive traditional elevation with tile-hung and brickwork detailing that sits comfortably within its rural surroundings. A sheltered entrance opens into a welcoming hallway with staircase rising to the first floor and doors leading to the principal ground floor rooms.

The sitting room is centred around a character brick fireplace with inset fire and timber mantel. The room is dual aspect with cottage-style windows allowing natural light to flood the room and glazed double doors leading to the garden creating an ideal setting for both everyday living and entertaining. To the rear, the family room enjoys views and direct access to the garden, offering a more informal playroom/living space.



At the heart of the house is a separate dining room, with exposed floorboards and ample space for a large table, ideal for family gatherings. This room links through to the rear living accommodation, creating a natural flow throughout the ground floor.

The kitchen is well appointed with a range of base and wall cupboards, wooden work surfaces and a traditional range-style cooker. A door provides access to a useful utility area, offering further storage and space for appliances. Completing the ground floor accommodation is a shower room, fitted with a shower enclosure, WC and basin, offering practical facilities for guests or day-to-day family use.

On the first floor the principal bedroom is a generous double room with pleasant views south over the garden towards Bow Hill and benefits from an adjoining study/office area, ideal for those seeking a dedicated workspace with natural light. There are three further bedrooms, all well-proportioned, making the house equally suitable for family living, guest accommodation or home working. The bedrooms are served by a family bathroom, fitted with a panelled bath, wash basin and WC.

Outside, the rear garden is beautifully landscaped and well stocked, featuring mature shrubs, colourful borders, lawned areas and pathways. Positioned within the garden is an attractive timber garden room, providing a wonderful additional space suitable for hobbies, entertaining, or a studio. A separate garage sits to the side, offering further storage or secure parking.



LOCATION:

The property is located in the heart of the South Downs National Park, an Area of Outstanding Natural Beauty, and enjoys a truly idyllic village setting. Surrounded by open countryside, the area offers plenty of opportunities for walking, riding and cycling and is rich in wildlife.

Walderton itself benefits from a popular local pub, with another in neighbouring Stoughton, while the nearby village of Funtington, approximately two miles to the south, offers a further well-regarded public house and the popular Hallidays Restaurant. Close by, Adsdean is home to an excellent organic butcher.

The historic Cathedral City of Chichester lies approximately seven miles to the east and provides a comprehensive range of amenities including excellent shopping, a wide selection of restaurants, cafes and bars, a leisure centre with swimming pool, sports clubs, cinemas, the Pallant House Gallery and the renowned Chichester Festival Theatre.

Just north of the city, the famous Goodwood Estate hosts a calendar of world-class events including the Festival of Speed, Goodwood Revival and the celebrated Qatar horse racing festival.

Despite its peaceful rural setting the property is highly accessible. Rowlands Castle offers a mainline rail service to London Waterloo while Chichester provides regular connections along the south coast to Portsmouth and Brighton as well as London Victoria.

INFORMATION: Services: Mains water and electricity. Oil fired heating. Cesspit drainage | Local Authority: Chichester District Council | Council Tax Band: Band F | Energy Rating: Band E







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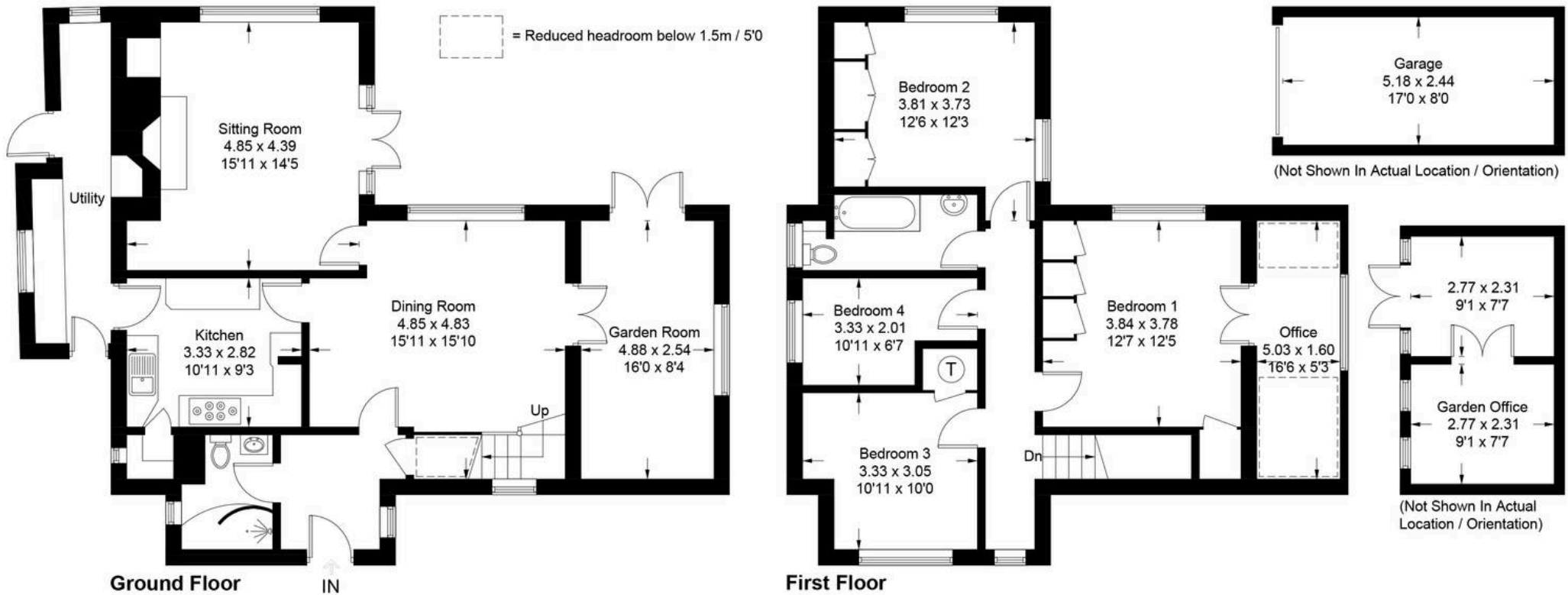
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Approximate Gross Internal Area = 158.7 sq m / 1708 sq ft

Outbuildings = 25.8 sq m / 278 sq ft

Total = 184.5 sq m / 1986 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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