



BROCKS HILL

Walderton, PO18 9EA

Price Guide: £775,000 Freehold



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PROPERTY SUMMARY

Brocks Hill is a detached four-bedroom house occupying a superb position in the heart of the South Downs National Park.

Enjoying far-reaching downland views and a beautifully established garden, the property offers generous and well-balanced accommodation, with immediate access to the South Downs footpath network and wonderful open countryside.



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ACCOMMODATION

The ground floor provides an entrance hall, cloakroom, L-shaped living room with open fireplace, garden room, kitchen/dining room, utility room, and conservatory.

On the first floor, there is a landing with two airing cupboards, a principal bedroom with wash hand basin, three further double bedrooms, a family bathroom, and a second shower room with WC.

The gardens are a real feature of the property, with lawn, raised beds, mature trees and shrubs, and lovely views over the surrounding farmland. To the front is a further area of garden, a driveway with parking for several vehicles, and an attached garage with a metal up-and-over door.







LOCATION

The village of Walderton enjoys a stunning South Downs setting, with outstanding walking, riding and cycling all within easy access along with a popular local pub and another one in neighbouring Stoughton. Some 2 miles to the south lies the village of Funtington with a further popular pub and farm shop whilst nearby Adsdean is home to a well-regarded organic butcher.

The Cathedral City of Chichester some 7 miles to the east offers excellent high-street shopping, many fashionable restaurants, cafes and bars, a leisure centre with swimming pool, sports clubs, cinemas, and is home to the Pallant House Gallery and the renowned Festival Theatre. The Goodwood Estate, situated just to the north of Chichester, is famous for its many sporting event days including the much-celebrated Festival of Speed and Goodwood Revival for motor racing enthusiasts, and a season of horseracing including the Glorious Goodwood Festival.

Nearby Rowlands Castle has a mainline station providing a regular service to London Waterloo, whilst services along the coast to Portsmouth & Brighton and to London Victoria are available from Chichester.



FLOORPLAN

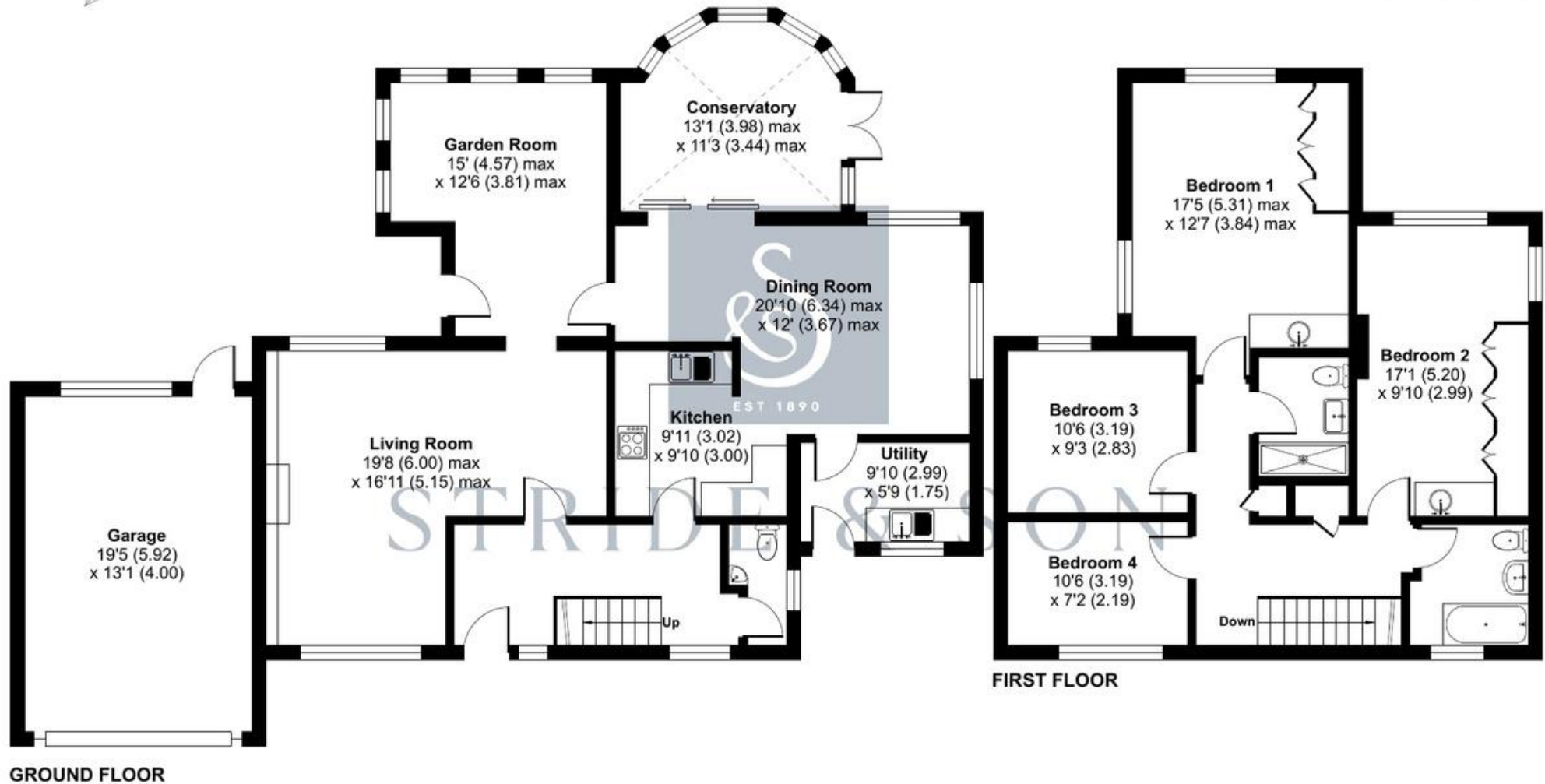
Brocks Hill, Walderton, Chichester, PO18

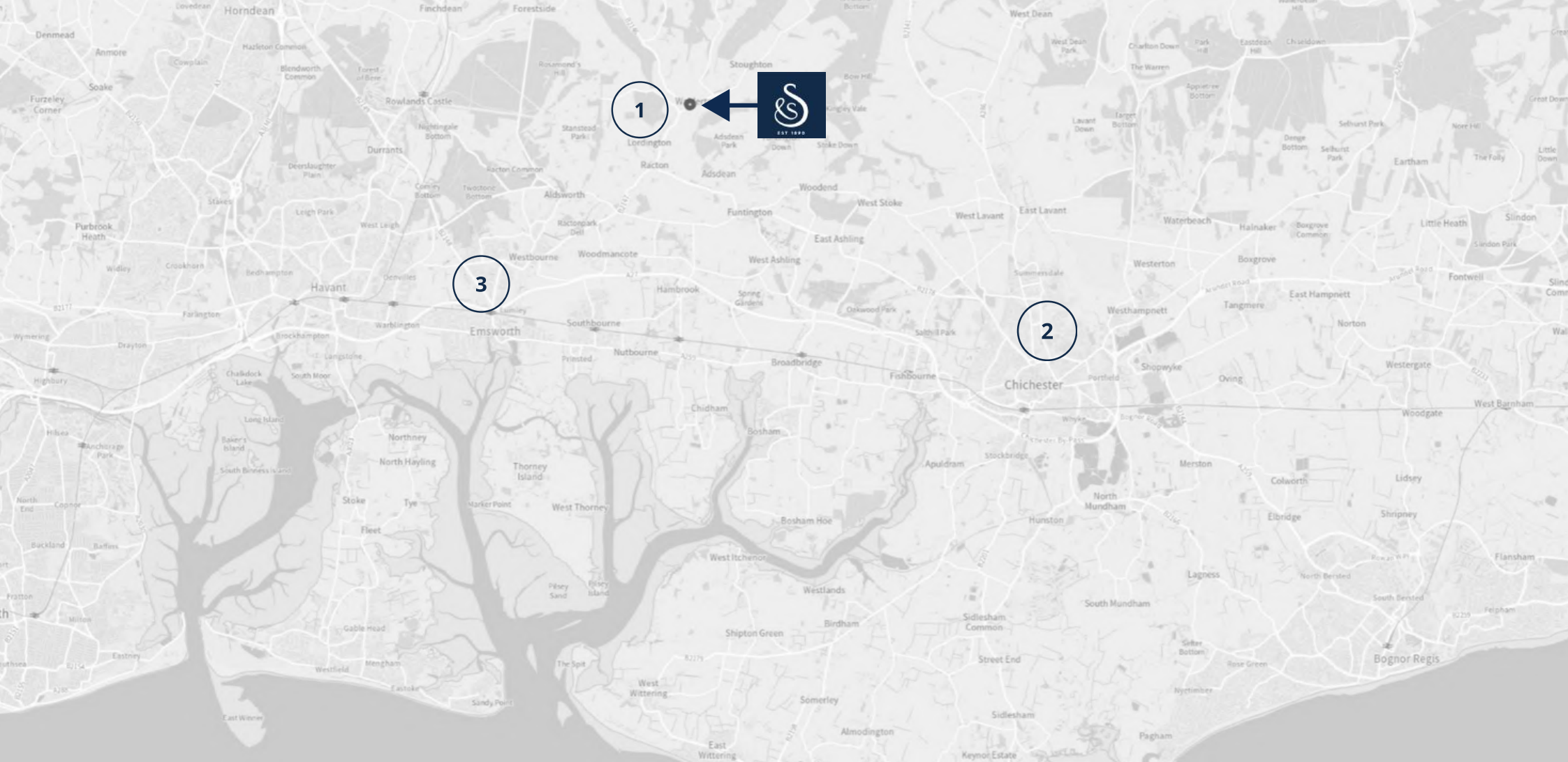
Approximate Area = 1870 sq ft / 173.7 sq m

Garage = 255 sq ft / 23.6 sq m

Total = 2125 sq ft / 197.3 sq m

For identification only - Not to scale





LOCAL AREA

- 1 Walderton
- 2 Chichester
- 3 Emsworth



what3words: ///durations.joints.battling

- Services: Mains water and electricity. Oil fired central heating
- Tenure: Freehold
- Local Authority: Chichester District Council
- Council Tax Band: Band F
- Energy Rating: Band D



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