



**The Oaks,
West Ashling
Road,
Hambrook,
Chichester,
PO18 8UD**

Guide Price
£4,250,000 Freehold

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STRIDE & SON

Established 1890

A fabulous detached family house extending to just over 5,000 sq. ft. standing in 5.6 acres of ground with a range of ancillary accommodation with the potential to be used as a first class equestrian facility.



5



4



2



BAND
G



EPC

TBC



5,890
sq. ft.

DESCRIPTION:

A wonderful detached 5 bedroom country residence, extending to approximately 5327 sq. ft. with a further 563 sq. ft. of ancillary accommodation. The property has been lovingly restored, modernised and improved by the current owners and now offers extensive, spacious and well-presented living accommodation with approximately 5.6 acres of gardens and grounds.

The main house is believed to date from 1823; was originally a farmhouse with attached buildings, many of which have been converted to create an exceptional home. Although not currently in equestrian use, the property could easily be used as a first-class equestrian facility. The property is surrounded by landscaped gardens extending to approximately 1.18 acres. It also benefits from a paddock, approximately 4.42 acres. The accommodation briefly comprises as follows: Spacious and bright dual aspect entrance hall with coats cupboard and vaulted ceiling.

Annexe:

Sitting room with wonderful oak beams and vaulted ceiling. The bifold doors provide stunning views and open onto a patio area and walled garden beyond. Dual aspect double bedroom with ensuite shower room, kitchenette, French doors to a private patio area and stairs to a first-floor vaulted loft room, currently laid out as a twin bedroom.

The annexe offers potential for additional income, offering guests complete privacy and seclusion despite being accessible from the main house. The annexe can also be accessed independently of the main house via the French doors.

The House:

Accessed from the entrance hall is the dual aspect family room with magnificent timber beams, understairs storage cupboard and double doors leading to the patio area. Rear hall (with access from driveway), coats and boots storage area and a downstairs cloakroom.

At the centre of the house is the stunning kitchen with a central island and breakfast bar/workspace. Sink by Villeroy and Boch. Appliances include a five ring Neff induction hob with extractor over, two double ovens,

oven/microwave and a steam oven all by Neff, and two Neff dishwashers. There is a floor-to-ceiling American style Neff fridge and freezer. A plethora of fitted base and wall units. Leading from the kitchen is a utility room with a range of fitted base and wall cupboards, Villeroy and Boch sink and space for washing machine and tumble dryer.

Stairs from the rear hall lead to the first floor landing with doors to all rooms. The spacious master suite has a vaulted ceiling and exposed beams with a range of built in wardrobes as well as a loft area currently used for additional clothes storage. Off the master suite is a dressing area and an ensuite bathroom with large Duravit roll top bath, walk-in shower, WC and a wash hand basin. Bedroom 2 is also a spacious double and has a triple bespoke built-in wardrobes and an exceptional bathroom ensuite with walk in shower, low level WC and a wash hand basin. Bedroom 3 is a double room with ensuite shower room, with WC and wash hand basin.

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.

Large machinery storage barn/workshop. This barn has large timber double doors and could easily be converted for a range of uses including stabling.

Adjacent to the machinery barn is the converted stable block, this is now used as ancillary accommodation. These rooms provide excellent additional accommodation and could be converted to residential use, subject to necessary planning consent. They have been insulated throughout and all have vaulted ceilings with exposed timber beams. All rooms have electric radiators and are as follows.

Music room. Workshop. Store. Garage with timber double doors. Home office.

Outside:

The property is approached via electric double gates from West Ashling Road. A gravel driveway leads to the entrance to the main house, the private access to the annexe and to the stables. To the front of the house the



gravel drive leads to a roundabout area with ample parking. To the front of the stables and the barn is a substantial brick parking area with gated access.

To the front of the main house is a brick and timber triple garage. Two of the bays are open fronted, with a single lockable garage to the northern end.

The garden, extending to approximately 1.18 acres, is wonderfully landscaped. Accessible from most of the living accommodation is a walled courtyard garden with two patio areas, an area of lawn and a variety of raised beds and mature trees. To the east of the driveway is a large lawn, beyond which is the paddocks (approximately 4.42 acres). To the south of the stables is a small area of lawn. To the west of the house is the Old Stables with its own independent access. This building provides useful ancillary accommodation and is understood to have lapsed planning consent for a three-bedroom residential dwelling. To the front of The Old Stables is an area of hard standing and a gravel driveway. To the South of the Old Stables and gravel area is a further block of dilapidated stables.

The whole extends to approximately 5.6 acres.

Services: Mains gas. Private drainage. Solar panels with feed in tariff.

Council Tax Band: Band G

Local Authority: Chichester District Council

Energy Rating: TBC





The Oaks, West Ashling Road, Hambrook, Chichester, PO18 8UD

LOCATION:

Hambrook close to the pretty village of Westbourne offering local shops, 2 public houses, garage and primary school. The popular harbourside town of Emsworth is around 3 miles away and offers a more comprehensive range of local shops and amenities as well as its quay, fronting the head of Chichester harbour.

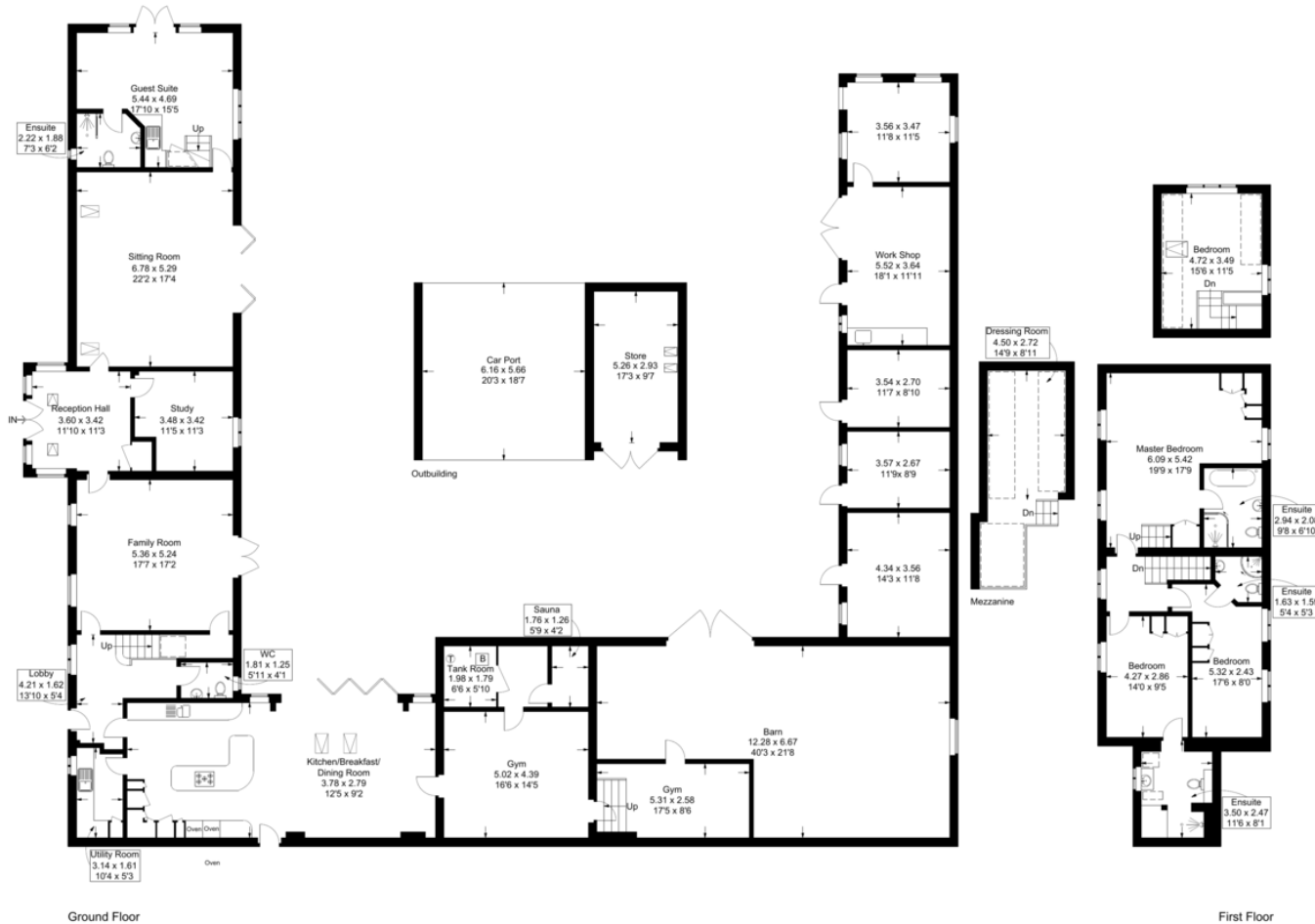
Situated less than 2 ½ miles and within walking distance of the property is the popular harbourside village of Bosham, a highly sought-after location centred around its thriving sailing club, historic church, shopping arcade, restaurant, and hotel.

The Cathedral City of Chichester some 6 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. There is a mainline railway station with regular services to London Victoria and along the coast to Portsmouth and Brighton. 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.

For road links the A3(M) is about 8 miles away and connects the South coast with London.



The Oaks, West Ashling Road, Hambrook
 Approximate Gross Internal Area = 494.9 sq m / 5327 sq ft
 Outbuilding = 52.3 sq m / 563 sq ft
 Total = 547.2 sq m / 5890 sq ft



DIRECTIONS

Leave Chichester to the north-west on the B2178 following signs to West Ashling and Funtington. Follow the road passing through East Ashling and carry on through Funtington Village. Having left the village continue for approximately ½ a mile and turn left into Cheesemans Lane and take the next turning left into West Ashling Road where the driveway to The Oaks will be found a short distance along on the right hand side.

CONTACT

37 South Street, Chichester,
 PO19 1EL

E properties@strideandson.co.uk

T 01243 782626

www.strideandson.co.uk

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