





Oak Farm, Hambrook

An impressive 4/5 bedroom detached family home situated in a village location.



- ▶ A spacious 1,694 sqft family home
- ▶ Open plan sitting room and dining room
- ▶ 4/5 bedrooms (2 en-suite)
- ▶ Approximately 1/5 acre garden
- ▶ Kitchen/sun room
- ▶ Wide gravel front driveway

Standing in approximately a fifth of an acre, this fine turn of the century detached house has subsequently been extended to create a spacious family home.

The property offers light spacious accommodation which includes a traditional sitting room with a wood burning stove and a wide archway to the dining room. An extension to the kitchen has made this room into a fabulous everyday living space with an oil fired AGA and a triple aspect family room/sun room area overlooking the south facing rear garden. To complete the ground floor, there is a utility room, cloakroom and a store room. On the first floor both the principal bedroom and guest bedroom are en-suite, and there are two further bedrooms and a family bathroom. A study/bedroom five is on the second floor.

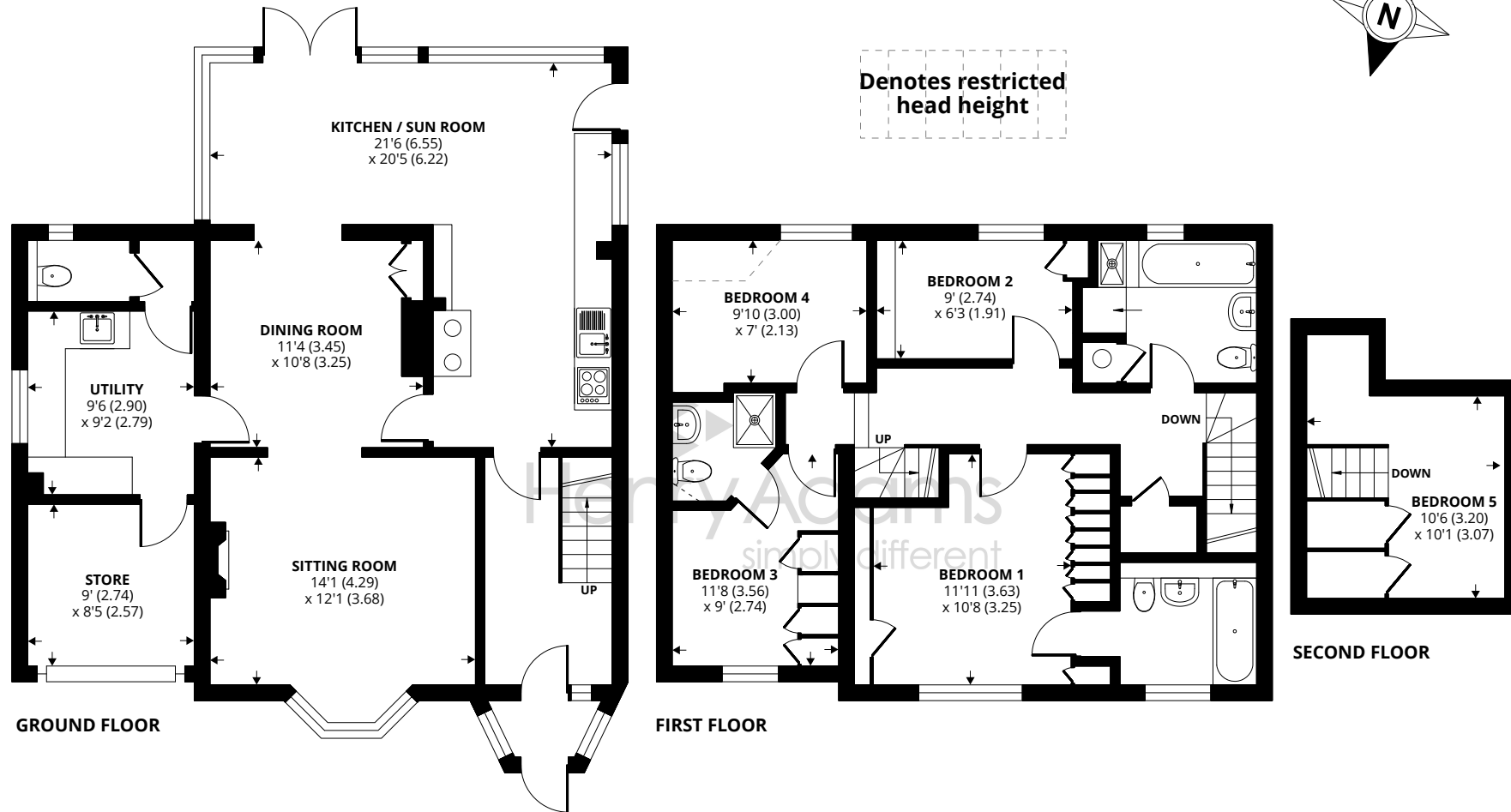
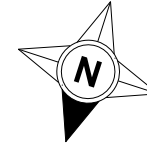
Outside, the property is accessed via twin five bar gates opening to a wide gravel driveway. There is a carport to one side and a gated access to the rear garden on the other. The rear garden has a large, paved patio giving way to an extensive lawn. The vendor will erect a new fence along the far boundary prior to completion.

Chichester District Council - 22/23 Tax Band E £2,453.69









Approximate Area = 1694 sq ft / 157 sq m

Limited Use Area(s) = 12 sq ft / 1 sq m

Outbuilding = 75 sq ft / 6 sq m

Total = 1781 sq ft / 164 sq m

For identification only - Not to scale



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.

Location

Amenities include a post office at the end of the road and local shops can be found in the nearby villages of Funtington, Southbourne and Bosham, with more extensive shopping in Emsworth and Chichester. Nutbourne railway station is at the south end of Broad Road. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars and the Festival Theatre. Goodwood is famous for its many event days. There are superb 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 west along the A259 passing through the villages of Fishbourne and Bosham. On reaching Chidham turn right into Broad Road and proceed over the level crossing. After approximately half a mile turn right into Scant Road West. The property is towards the end on the right. <https://w3w.co/snowstorm.balloons.slowly>

