





## Mill Crest

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- ▶ Enjoy living in a luxurious and spacious family home
- ▶ Further afield are the attractive towns of Emsworth and Chichester
- ▶ A large kitchen dining room with two more separate reception
- ▶ Two more en suite shower rooms
- ▶ Enjoy the views over farmland from the garden
- ▶ Stroll into nearby Southbourne for all your local amenities
- ▶ 2700 square feet of superior family accommodation
- ▶ Main bedroom suite with en suite bath, shower & dressing room
- ▶ Park your vehicles in the double garage

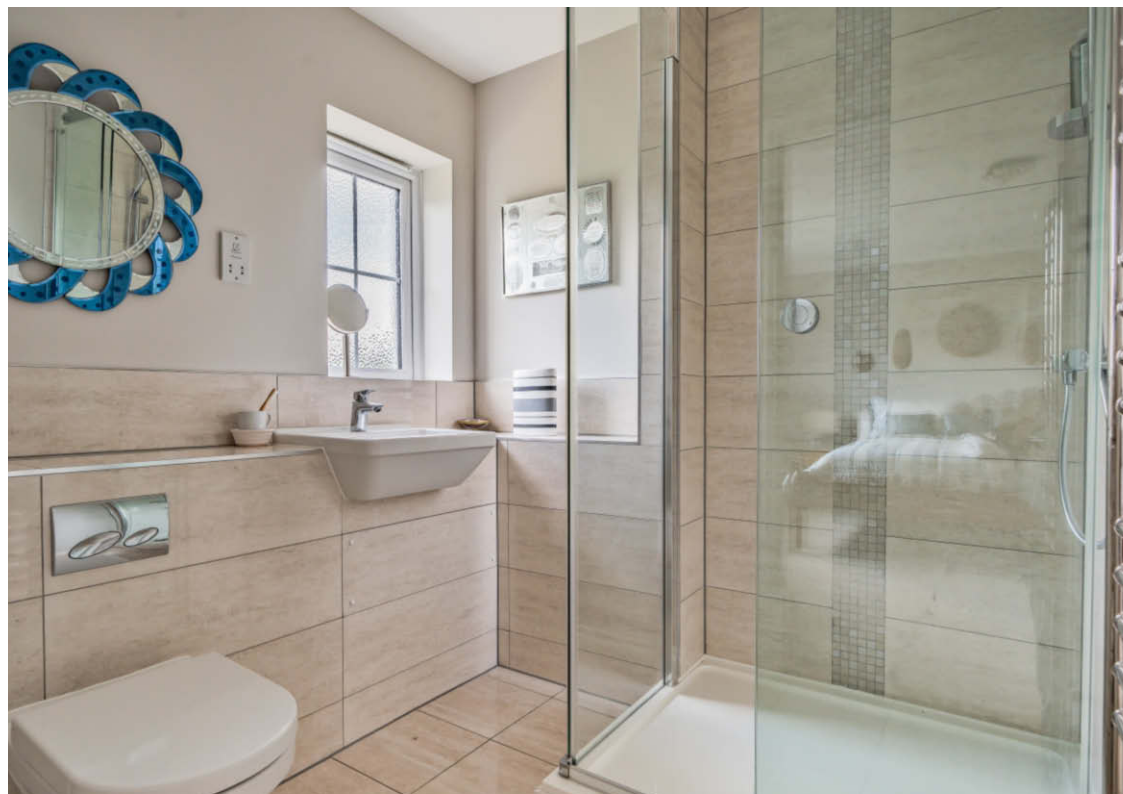
A superior detached family home situated in the popular village of Hambrook. Offered with vacant possession, this executive home features 2750 square feet of family accommodation.

Through the entrance lobby into the central hallway. The large sitting room is double aspect and there is a separate dining room snug family room. The kitchen dining room is a large social space with an adjacent utility room and cloakroom by the front door.

Upstairs the luxurious accommodation goes out over the garage and is extensive. The landing itself offers work from home space and the main bedroom suite has an ensuite shower room with separate bath and separate dressing room. Three more double bedrooms, two more en suite bathrooms and a second dressing room complete the accommodation, perfect for accommodating the whole family and guests.









Denotes restricted head height



## Mill Crest, Hambrook Hill South, Hambrook, Chichester

Approximate Area = 2752 sq ft / 255.6 sq m (includes garage)

Limited Use Area(s) = 54 sq ft / 5 sq m

Total = 2806 sq ft / 260.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Henry Adams. REF: 1012131

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.

## Outside

Outside the garden is a good size and overlooks local farmland. There is a double garage and early viewing is recommended

## Situation

Midway between Chichester and Emsworth in a semi rural location the property is in the hamlet of Hambrook. There is a local post office and access to the villages of Funtington and the South Downs offering country pursuits such as Polo at Midhurst and racing at Goodwood to the north and joining the B2146 towards Havant in the west and Chichester to the east, and Nutbourne to the south joining the A259 to Emsworth and Chichester with good access to the foreshore and sailing at Chichester Harbour.

18th January 2024



