





1 The Rowans, Hambrook

A fine four bedroom detached family house with an open aspect at the rear



- ▶ **Spacious detached house**
- ▶ **Secluded location**
- ▶ **En-suite principal bedroom**
- ▶ **Lovely garden**
- ▶ **Open rear aspect**
- ▶ **Three reception rooms**
- ▶ **Double garage**

Nestled in an exclusive and secluded courtyard development comprising just four superior detached houses in the popular village of Hambrook, this impressive home overlooks a privately owned paddock. The property was built in 1988 and has subsequently been updated by the present owner to provide a very comfortable family home.

On the ground floor the welcoming entrance hall has a cloakroom to one side and stairs leading up to a galleried landing. Two of the formal reception rooms are a bright dual aspect sitting room with French doors out to the rear garden and a separate dining room with double doors linking the two rooms. The kitchen includes a number of integrated appliances and is open plan to a dual aspect breakfast room area with a door to the rear garden. A utility room leads to the double garage which has a remote control roll up electric door. Upstairs there are four bedrooms and a recently updated family shower room. The principal bedroom has a full en suite bathroom with a separate shower cubicle.

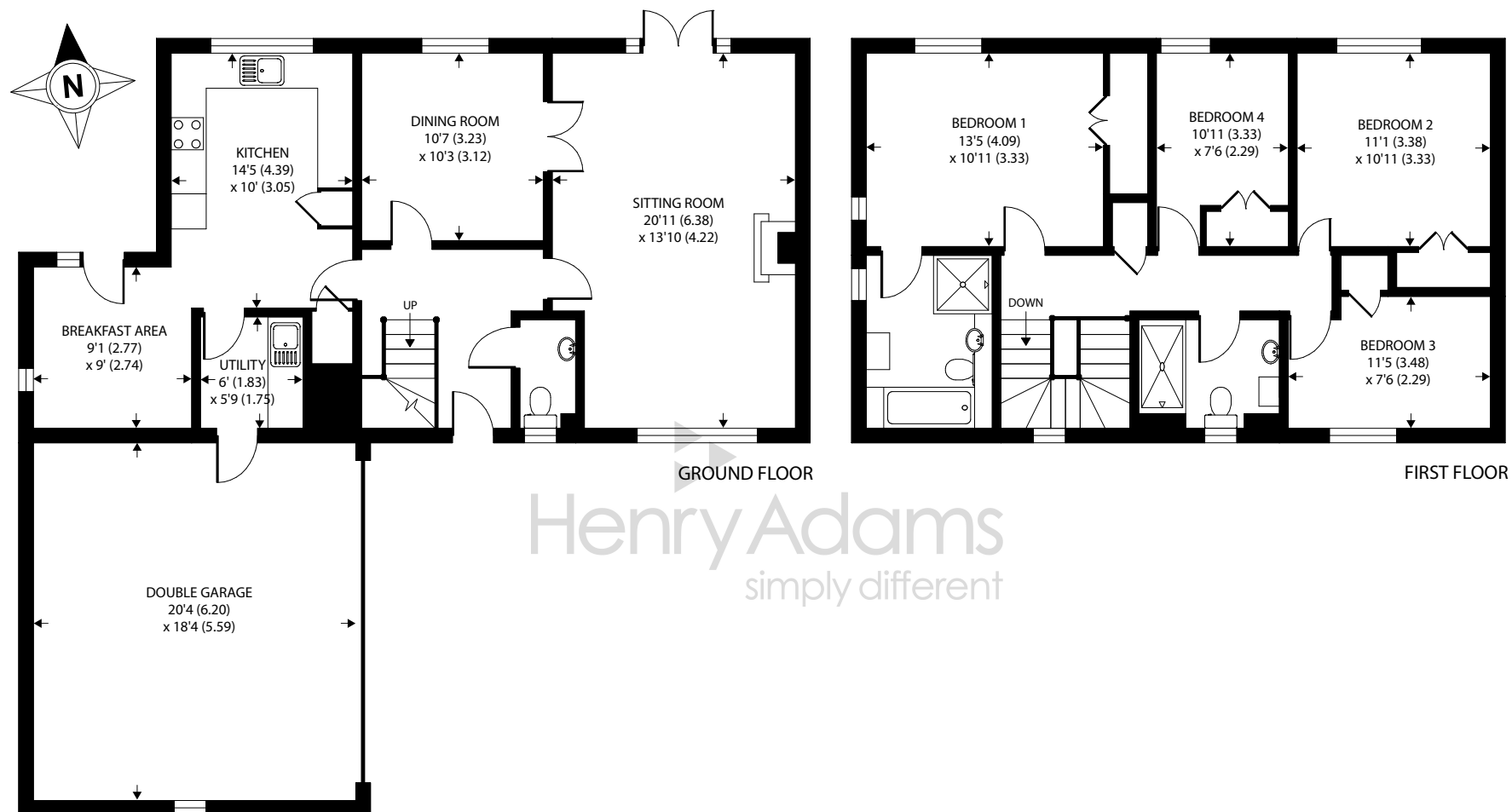
Outside, there is a wide block paved driveway leading to the garage at the front. The rear garden is attractively landscaped and has two patio areas extensive lawn and mature borders.

Chichester District Council - 23/24 Tax Band F £3,043.42









Approximate Area = 1586 sq ft / 147.3 sq m

Garage = 372 sq ft / 34.5 sq m

Total = 1958 sq ft / 181.8 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 including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including Qatar Goodwood Festival. 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 on the A259 through Fishbourne and Bosham. On reaching Chidham take the second turning on the right into Broad Road. Proceed over the railway crossing and take the fifth turning right into an unmarked lane (signed posted to Coombe Leigh). The Rowans is on the left and number 1 will be found along on the left.

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31/08/23

