





1 Oldwick Meadows, Lavant

A stunning unique family home in a much sought after village location



- ▶ **Totally unique property**
- ▶ **Stylish presentation and finish**
- ▶ **Sitting room and study with log burner**
- ▶ **Two en-suite, shower rooms and family bathroom**
- ▶ **Generous accommodation throughout**
- ▶ **Superb kitchen / diner / family room**
- ▶ **Up to five bedrooms**
- ▶ **Ample Parking**

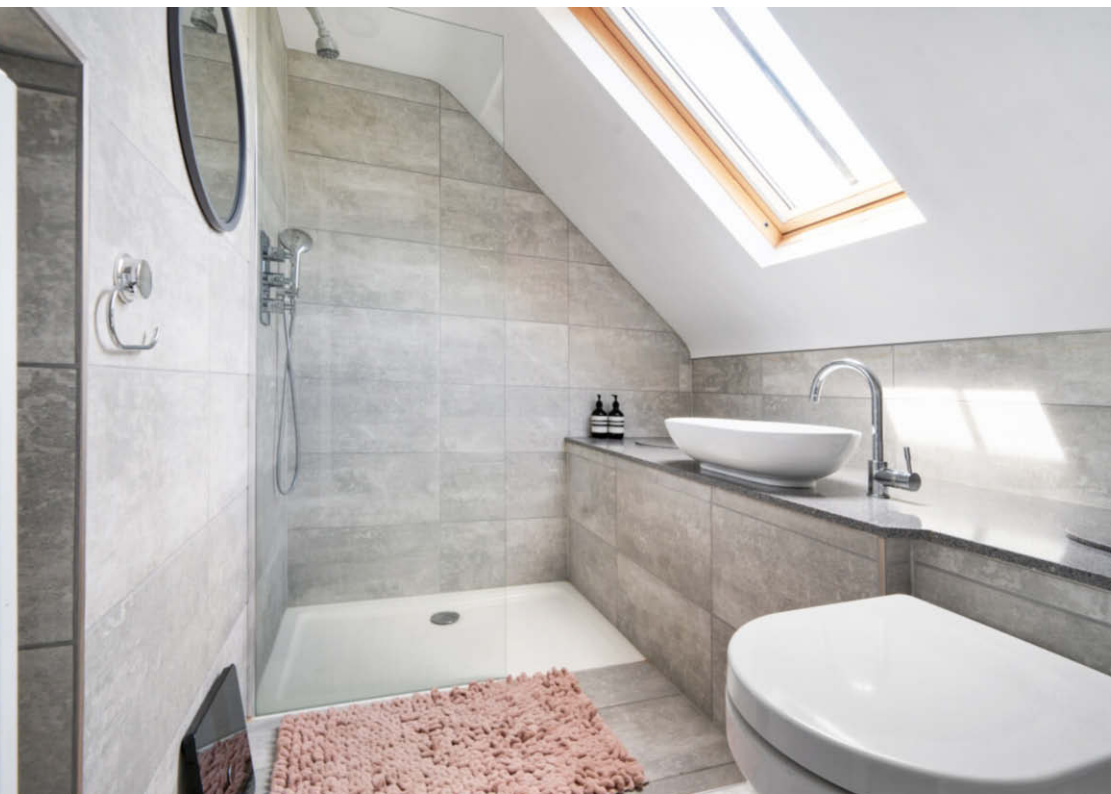
A truly exceptional and individual detached home, offering 3,274 sqft of well-proportioned and stylishly presented accommodation. Located in the highly desirable village of Lavant, the property is predominantly on one level, with the principal bedroom suite on the first floor. Nestled in a 0.36 acre plot, the property is surrounded by mature and well stocked gardens with a number of seating areas for entertaining and two useful timber lodges.

A hand crafted oak framed entrance lobby greets, leading to the stunning open plan kitchen / diner / family room with part vaulted ceilings and lantern light feature. The kitchen has a solid oak breakfast bar and black granite work tops, with a range of integrated appliances. In addition, there is a large main reception room with a log burner, bedroom four/garden room and a good size study with a log burner. French oak floorboards run throughout most of the ground floor. There are three or four double bedrooms on the ground floor, with a family bathroom and a shower room, and there is potential to create a partial annexe. The spacious main bedroom on the first floor offers great character and has a stylish en-suite shower room.

To the front is parking for a number of cars. The attractive and enclosed garden wraps around the property with a varied collection of plants and trees, including fruit trees, wisteria, grasses and ferns. There is also a secure garden shed. The heating is oil fired.

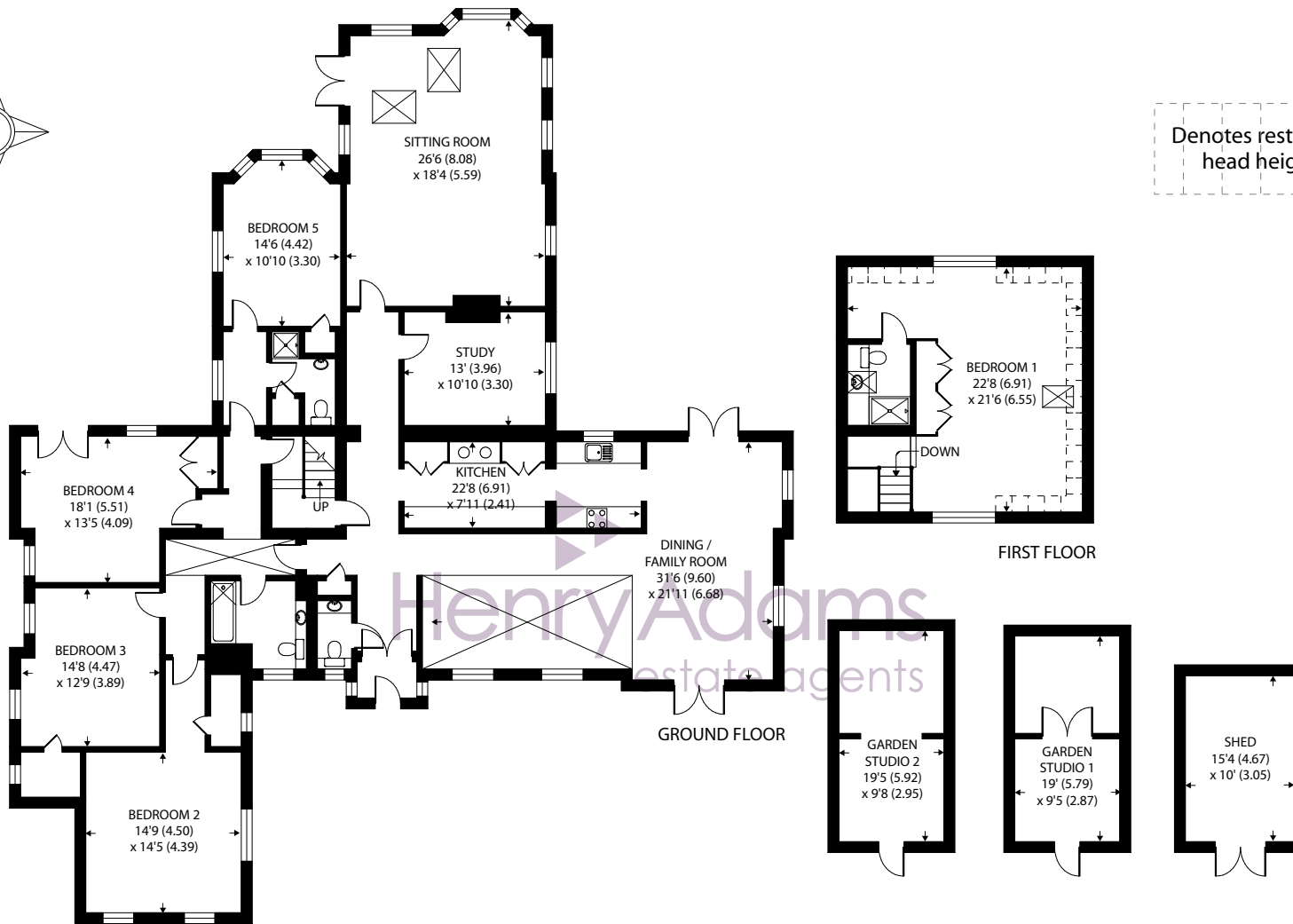








Denotes restricted head height



Approximate Area = 3274 sq ft / 304.2 sq m
Limited Use Area(s) = 45 sq ft / 4.2 sq m
Outbuildings = 524 sq ft / 48.7 sq m
Total = 3843 sq ft / 357 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

Lavant is a desirable and highly sought after village within the South Downs National Park located three miles north of the cathedral city of Chichester offering excellent high street shopping, restaurants, cafes and bars, Festival Theatre and sporting facilities. There is a mainline station to London Victoria. There are two popular public houses within walking distance, two churches, the village hall, the Centurion Way pedestrian/cycle path to Chichester/West Dean and a well regarded primary school with a good number of senior schools within easy reach. Accessible from the property is unrivalled countryside walking and cycling on cycle paths both to the sea with its superb sailing facilities on the coast and onto the South Downs. There are excellent road, rail, bus and air links, all within easy reach. Goodwood hosts a number of events throughout the year at the house itself, at the motor circuit and at the racecourse and also has a members only health club and exclusive restaurant at the nearby hotel.

Directions

Proceed north out of Chichester on the A286 Midhurst Road. On reaching Lavant proceed over the mini roundabout and take the first turning on the left into Oldwick Meadows and number 1 is on the left.

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Chichester District Council - 24/25 Tax Band E £2,714.83



