



Newells Lane, Chichester, West Ashling, PO18 8DE

- An Impressive Four Double Bedroom Detached Family Home
- Separate Annex Perfect For Guests Or Private Rental
- Beautifully Presented Large Rear Garden
- Prime West Ashling Location

ASKING PRICE OF £800,000

- Driveway & Double Garage
- Picturesque Views
- En Suite Shower Room & Family Bathroom
- Solar Panel System Fitted



Nestled on the tranquil Newells Lane in West Ashling, this charming four-bedroom detached house offers a perfect blend of space, privacy, and potential. As you approach the property, you are greeted by a welcoming porch that sets the tone for the spaciousness within. Upon entering, you step into a generous entrance hallway, providing access to the various rooms on the ground floor.

To your right, the hallway opens into a bright and spacious lounge, which seamlessly connects to the dining room through sliding doors. The dining room, with its open layout, offers an ideal space for entertaining, with direct access to the fitted kitchen at the far end. The kitchen, well-equipped and functional, has a door that conveniently leads back to the hallway. At the rear of the kitchen, a door opens into an impressive 25ft conservatory, which doubles as a utility room, offering ample space and versatility.

Adjacent to the main entrance hall, you will find a self-contained annex, a valuable feature of the property. This annex boasts its own private entrance, ensuring independence and privacy. It comprises a kitchenette with rear doors leading to the garden, and a private shower room, making it an ideal space for guests, extended family, or even rental opportunities.

The ground floor also features a study, perfect for those who work from home, and a well-appointed W/C toilet, providing convenience for guests and residents alike. The kite winding staircase from the entrance hallway takes you to the first-floor landing, where the property's four bedrooms are situated.

The master bedroom is particularly noteworthy, being long and spacious, and benefiting from its own shower room en suite and a built-in wardrobe. This room also enjoys stunning panoramic views of the surrounding fields, adding to the sense of seclusion and tranquility. At the opposite end of the landing, bedroom two impresses with its generous size and his-and-hers double built-in wardrobes, providing ample storage. Bedroom three, a comfortable double, is nestled between the master and second bedrooms and also features its own built-in wardrobe. Bedroom four, similar in size to the third, offers further storage with its built-in wardrobe. A small yet practical family bathroom serves these three bedrooms.

The property boasts a large loft space, offering excellent potential for conversion, subject to the necessary planning permissions, providing an opportunity for further expansion.

Outside, the property continues to impress with its expansive lawned and patio garden, beautifully maintained and surrounded by high walls for added privacy. The garden also features meticulously tended flower beds, creating a serene and picturesque setting. The panoramic views from the garden and the master bedroom offer a sense of openness and detachment from neighbouring properties.

An external shed houses the control panel for the newly installed high-specification septic tank, which is buried discreetly underground and comes with a fitted Solar Panel System, meaning energy bills would be a more affordable living here. At the front of the property, there is a driveway with ample space for multiple vehicles, as well as a two-story double garage, adding to the property's storage and practicality. While the interior may require modernisation to suit personal tastes, the house is structurally sound and offers a solid foundation for creating a comfortable and inviting family home in a peaceful, rural setting.

The property is also within walking distance of Bosham train station, providing easy access to the surrounding areas and making commuting straightforward. For those who prefer to drive, the historic city of Chichester is just a short journey away, offering a wealth of shopping, dining, and cultural experiences. Alternatively, the coastal town of Emsworth is also a brief drive from the property, providing a delightful seaside escape with its charming harbour and vibrant community. This location offers the perfect balance of peaceful countryside living with the convenience of nearby amenities, making it an exceptional place to call home.



Accommodation

GROUND FLOOR

PORCH

ENTRANCE HALLWAY

LOUNGE
20' 0" × 10' 9" (6.09m × 3.27m)

DINING ROOM
10' 2" × 10' 0" (3.10m × 3.04m)

KITCHEN
10' 2" × 11' 3" (3.10m × 3.44m)

STUDY
10' 9" × 9' 9" (3.27m × 2.97m)

W/C

ANNEX
12' 8" × 22' 3" (3.86m × 6.77m)

KITCHENETTE
9' 0" × 8' 11" (2.74m × 2.72m)

SHOWER ROOM
3' 2" × 8' 5" (0.74m × 2.75m)

CONSERVATORY
25' 6" × 8' 7" (7.77m × 2.61m)

FIRST FLOOR

LANDING
8' 6" × 13' 6" (2.59m × 4.11m)

BEDROOM ONE
24' 6" × 9' 9" (7.47m × 2.97m)

EN SUITE

BATHROOM

BEDROOM TWO
10' 9" × 17' 0" (3.27m × 5.19m)

BEDROOM THREE
10' 6" × 8' 6" (3.19m × 2.59m)

BEDROOM FOUR
8' 6" × 10' 6" (2.59m × 3.21m)

OUTSIDE

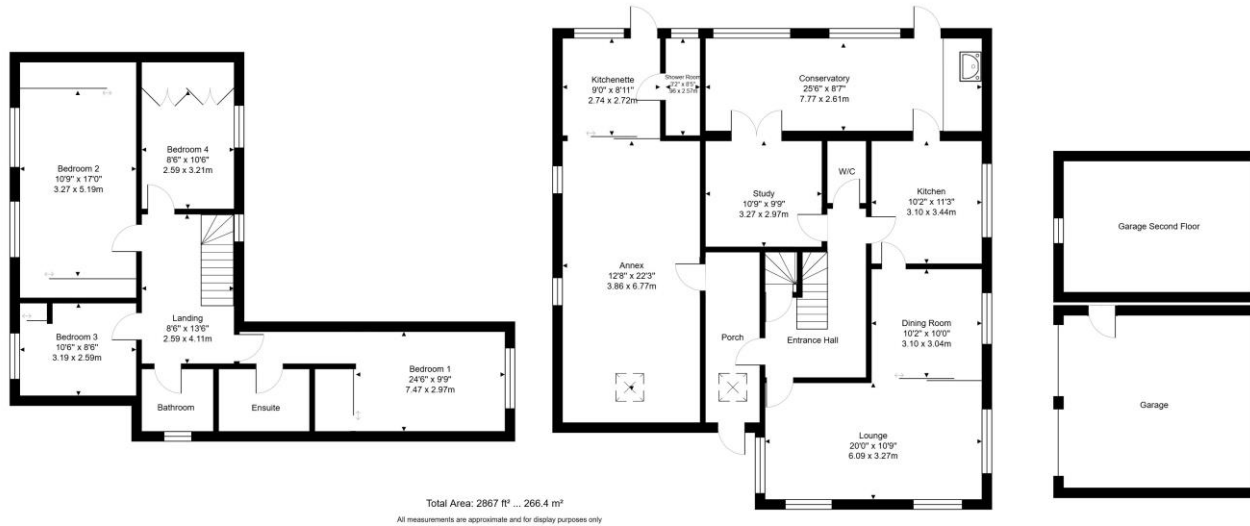
LARGE REAR GARDEN
DRIVEWAY & DOUBLE TWO-STORY GARAGE



Picture this...

This is the ideal property to come home to after a long day! Relaxing in your private rear garden whilst enjoying a few drinks in the sun...could there be a better way to switch off?

Why not take a short walk down to Bosham Harbour and really soak up the picturesque views and surroundings this area has to offer? Explore the wide range of pubs, restaurants and coffee shops on offer. This location really is known for its peaceful, relaxing lifestyle



EPC TO BE CONFIRMED

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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