



## Conifer Drive, Hambrook, Chichester, PO18 8TU

- An Impressive Five Bedroom Detached Family Home
- Modern Open Plan Kitchen Diner
- Delightful Conservatory Room With Wood Burner
- Prime Hambrook Location

ASKING PRICE OF £800,000

- Driveway For Multiple Cars & Garage
- Secluded South Facing Large Rear Garden
- Outstanding Local Schools Nearby For All Ages
- FREEHOLD



Nestled within the charming hamlet of Hambrook, this five-bedroom detached family home presents a rare opportunity to enjoy versatile and modern living. Situated on a peaceful private road, this home is perfect for those seeking comfort and practicality in an idyllic setting. The property offers ample space for family life, with potential for creating a private annexe, providing flexibility for multi-generational living or additional guest accommodation.

Inside, the house exudes warmth and modern comfort, with a lived-in, cosy atmosphere. The ground floor offers generous living spaces, including a bright and spacious kitchen/diner, ideal for family meals and entertaining. It has been designed with both style and practicality in mind, including an impressive range cooker, ideal for preparing family meals, utility area towards the front and kitchen table ideal for hosting gatherings those special sit down Sunday morning breakfasts. Ample storage throughout ensures that the space remains clutter-free, while the moveable island adds flexibility, making it a versatile spot for everything from casual dining to food preparation.

The kitchen is filled with natural light, thanks to the large sliding doors that open directly onto a terrace, offering a seamless indoor-outdoor flow. This sun-drenched space is perfect for al fresco dining or simply relaxing with a cup of coffee while enjoying the views of the garden.

Additionally, the kitchen provides access to a separate patio area via a convenient side door. This spacious patio is ideal for outdoor entertaining, with room for a large dining table and a dedicated BBQ area. The current owners have added their personal touch, creating a beautiful vine-covered canopy with twinkling lights overhead. This enchanting setting provides a perfect spot for winding down with a nightcap under the stars, adding an extra layer of charm to this inviting family home.

The adjoining conservatory is a true focal point of the home, offers a welcoming and versatile space for family gatherings or entertaining guests. It's a bright and airy retreat in the summer months and with its central wood burner, a warm and inviting atmosphere in the winter. Flooded with natural light, the conservatory seamlessly connects the indoors with the garden, making it ideal for year-round use. Whether you're hosting a lively gathering or enjoying a quiet evening with family, this space provides a perfect balance of comfort and style, truly serving as the heart of the home.

Additionally, the ground floor features a versatile office/bedroom that offers endless possibilities for customisation. With its own private entrance through double doors leading directly to the garden, this room could easily be transformed into a self-contained granny annexe or a private space for a teenager seeking independence. Its separate access also opens up the potential for additional home income, making it the perfect space for a lodger. Whether used for family or guests, this flexible room adds significant value and convenience to the home. The lounge provides a spacious setting, perfect for unwinding after a busy day or a more formal seating space.

To the first floor you have four well-proportioned bedrooms, including a master bedroom with an ensuite, providing a private and comfortable retreat. Each room is designed to maximize comfort and space, making this home suitable for families of all sizes. A family bathroom is nestled between bedrooms three and four. The family bathroom is thoughtfully designed to cater to the needs of a busy household. It features a large, inviting bathtub, perfect for relaxing after a long day or for bathing young children.

This home boasts a beautifully maintained front garden, complementing the impressive exterior. However, the real gem of this property is the south-facing rear garden. Secluded and thoughtfully designed for play, eating, gardening, sunbathing in privacy the options here are truly endless, this outdoor space really does offer the perfect retreat for relaxation and family gatherings, with abundant sunlight throughout the day.

This property truly encapsulates the essence of modern family living in a peaceful rural setting, offering both convenience and tranquility in equal measure. Additional benefits include the spacious driveway, combined with the garage, adds to the practicality of the home, offering plenty of off-road parking. The garage has convenient access both from the driveway at the front and directly from the rear garden. This dual access makes it ideal for a variety of uses, whether for secure parking, additional storage, or as a potential workshop space.

Located within walking distance of Nutbourne Station, which provides direct links to the south coast and London, the property is perfectly situated for commuters. Additionally, families will appreciate the excellent selection of both good and outstanding primary and secondary schools within easy reach, making it an ideal location for raising a family.

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# Accommodation

## GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE  
11'7" x 18'8" (3.53m x 5.68m)

CONSERVATORY  
11'7" x 16'9" (3.53m x 5.10m)

KITCHEN DINER  
17'5" x 19'6" (5.32m x 5.95m)

OFFICE  
10'4" x 9'6" (3.16m x 2.90m)

BEDROOM FIVE  
13'7" x 11'10" (4.15m x 3.60m)

## FIRST FLOOR

BEDROOM ONE  
12'5" x 18'10" (3.77m x 5.73m)

ENSUITE

BEDROOM TWO  
9'5" x 8'0" (2.86m x 2.43m)

BEDROOM THREE  
8'6" x 11'0" (2.59m x 3.35m)

BEDROOM FOUR  
8'6" x 7'10" (2.59m x 2.40m)

BATHROOM

## OUTSIDE

SOUTH FACING REAR GARDEN

GARAGE & DRIVEWAY



Picture this...

This is the perfect property to relax in...you are able to unwind in the secluded south facing garden; stoke up the bar-b-q in the outside kitchen; or relax in any of the comfortable interior spaces.

You are also perfectly situated to access the many local Chichester harbour attractions; or visit the stunning South Downs. Wonderful choices abound: whether you prefer being with nature and seclusion whilst taking in beautiful walks and views; or enjoying the hospitality and facilities found in local villages/towns/cities, you will not have to travel far.



Total Area: 1823 ft<sup>2</sup> ... 169.4 m<sup>2</sup>  
All measurements are approximate and for display purposes only

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 are 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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