





1 Keepers Wood, Chichester

A superbly extended detached house in an exclusive cul-de-sac setting.



3



4/5



3

EPC D

- ▶ A superb four/five bedroom detached house
- ▶ Bright open plan living space
- ▶ Two en-suite bedrooms
- ▶ Southerly aspect rear garden
- ▶ Traditional entrance hall and cloakroom
- ▶ Fabulous kitchen/breakfast room
- ▶ Home office/summer house
- ▶ Double garage

Situated in a much sought-after residential cul-de-sac location in Summersdale, this exceptional four/five bedroom detached executive house has been lovingly updated and extended by the present owners to create a very special home indeed.

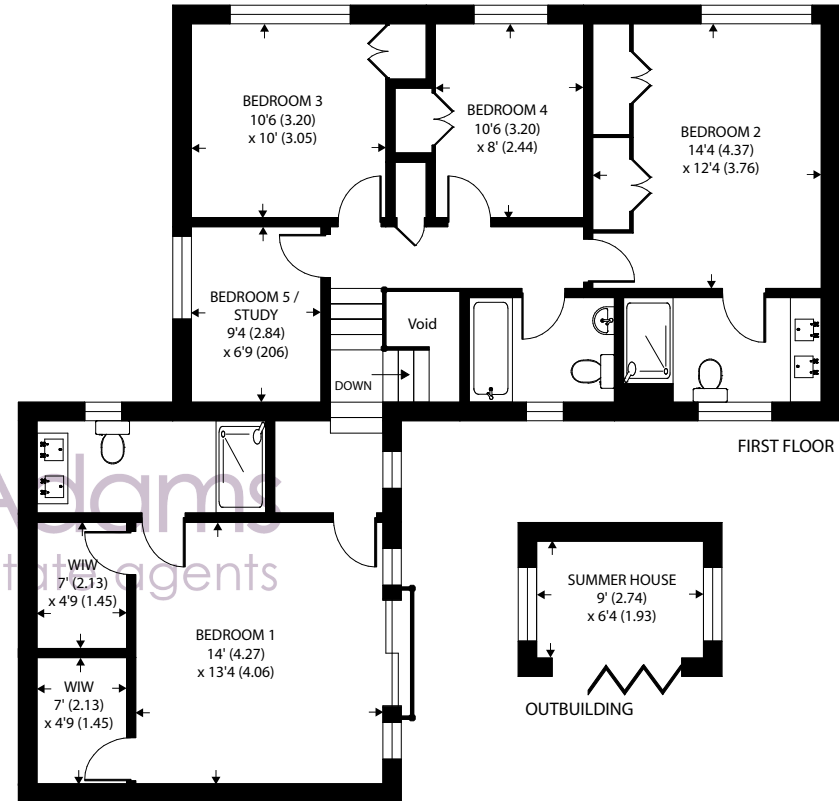
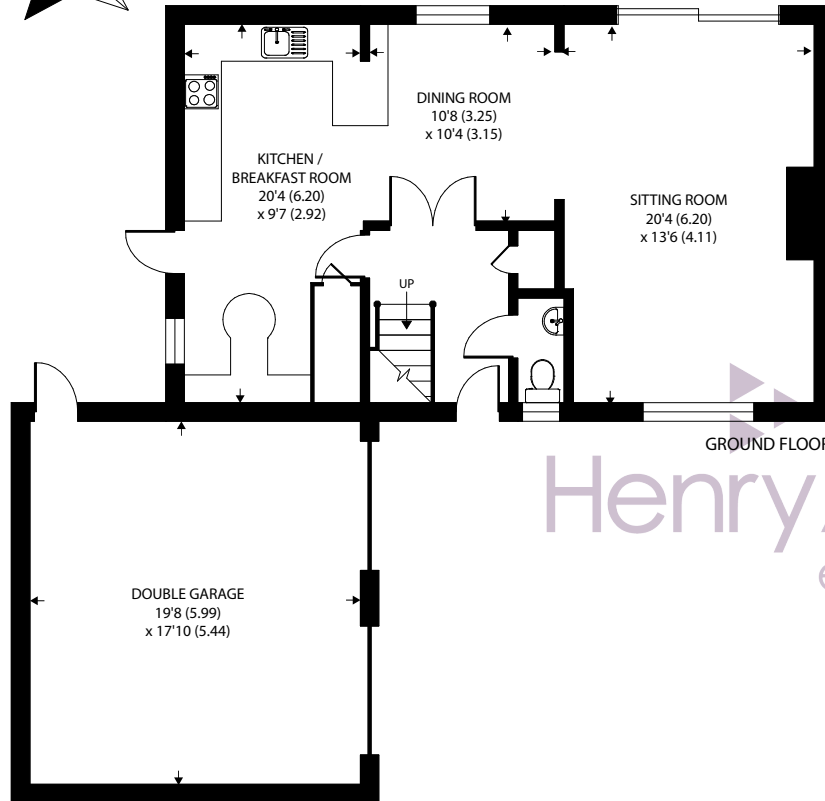
The ground floor has been transformed from a very traditional layout into a fresh contemporary open plan living space with individual areas comprising, a bright dual aspect sitting room with a Jet master open fire, which redirects warm air into the room. There is also a bespoke built-in bookcase and patio doors to the rear garden. A wide archway leads you through to the dining room area overlooking the rear garden. The open space continues into the beautifully refitted kitchen/breakfast room which has a comprehensive range of contemporary cupboard units, integrated quality appliances and Quartz worktops. The breakfast area has an integrated granite breakfast bar.

Upstairs, the accommodation has been extended over the double garage to create a brand new principal bedroom with a vaulted ceiling, sliding glazed double doors opening to a Juliet balcony and twin walk-in wardrobes. As you would expect, there is a fabulous en-suite shower room with walk-in shower and twin wash hand basins. The original principal bedroom is now an en-suite guest bedroom, and the fifth bedroom is now utilised as a study. The remaining bedrooms share the family bathroom.









Approximate Area = 1754 sq ft / 162.9 sq m

Garage = 350 sq ft / 32.5 sq m

Outbuilding = 57 sq ft / 5.2 sq m

Total = 2161 sq ft / 200.7 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.

Outside

Outside, the block paved drive provides ample parking and leads to the double garage. The secluded side and rear garden is walled and fenced with abundantly stocked borders, a paved patio, a neatly tended lawn. A recently built insulated home office/summer house makes an ideal place for work or relaxation.

Chichester District Council - 24/25 Tax Band G£3,708.50

Location

Nearby there is a convenience store, doctors surgery with pharmacy and there is a bus service every 30 minutes into Chichester. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, Festival Theatre and a mainline station to London Victoria. 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 the Qatar Goodwood Festival. There are excellent 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 the Northgate circulatory system proceed north along Broyle Road (A286 Midhurst Road). After passing the former Roussillon barracks, take the third turning on the right into The Drive. Keepers Wood is the first turning on the left and number 1 is immediately on the left.

what3words.com/dinner.trap.files

