



8 Wyvern Close, Tangmere - PO20 2GQ

Guide Price £500,000 - FREEHOLD - CHAIN FREE



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8 Wyvern Close

Tangmere, Chichester

A well-proportioned four-bedroom detached family home in a quiet cul-de-sac, featuring a spacious kitchen/breakfast room, study, en-suite master bedroom, double garage and driveway parking.

- Four-bedroom detached family home
- Quiet and desirable cul-de-sac location
- Spacious sitting room with excellent natural light
- Separate dining room ideal for entertaining
- Well-equipped kitchen/breakfast room with ample storage
- Useful utility area and ground floor cloakroom
- Dedicated study, perfect for home working
- Master bedroom with en-suite facilities
- Double garage, driveway parking, and enclosed rear garden







ACCOMMODATION

Situated in a quiet and sought-after cul-de-sac, this attractive four-bedroom detached home offers generous and versatile accommodation, ideal for modern family living.

The property is approached via a private driveway providing ample off-road parking and access to the double garage.

Upon entering, the welcoming hallway leads through to a spacious sitting room, flooded with natural light from the front aspect and offering an excellent space for relaxing or entertaining.

To the rear, the home benefits from a separate dining room, perfectly positioned for family meals and gatherings, with easy access to the kitchen.

The well-appointed kitchen/breakfast room is a real highlight, offering ample storage, extensive worktop space and room for casual dining.

A useful utility area and internal access to the garage enhance everyday practicality.

A separate study provides an ideal space for home working, while a ground floor cloakroom completes the accommodation on this level.



Upstairs, the first floor offers four well-proportioned bedrooms. The main bedroom is particularly generous and benefits from its own en-suite facilities. The remaining bedrooms are served by a family bathroom, making this layout ideal for growing families or visiting guests.

Externally, the property enjoys a pleasant frontage and the benefit of a double garage, offering excellent storage or further potential subject to requirements. The rear garden is mainly laid to lawn, with terrace area and is enclosed by both fencing and brick walls. The location provides a peaceful residential setting while remaining conveniently placed for local amenities, schools and transport links.

This is a fantastic opportunity to acquire a spacious and versatile family home in a desirable location, offering scope to personalise and add value over time.

INFORMATION:

Services: All mains.

Tenure: Freehold

Local Authority: Chichester District Council

Council Tax Band: Band F

Energy Rating: Band C

what3words: unsightly.doctors.booms





LOCATION

Wyvern Close enjoys a quiet, cul de sac position within the historic village of Tangmere, a location celebrated for its heritage, community spirit, and excellent accessibility.

The village and nearby surrounding area offers a range of everyday amenities as well as local shops and schools, and the property is also well placed with easy access to the A27, which links with the A3(M) to the west providing a route north to the M25.

The Goodwood Estate, situated just to the north of the village is famous for its horseracing events and motoring festivals. Goodwood also has a golf club and health club, including a gym and swimming pool.

Some 4 miles to the west, the historic cathedral city of Chichester offers a wide range of shops and restaurants, as well as the internationally renowned Chichester Festival Theatre, and Pallant House Gallery.

The city has a mainline train station providing a regular service to London Victoria in about 1 hour 40 minutes, and Havant station provides a faster service to London Waterloo in about 1 hour 20 minutes.



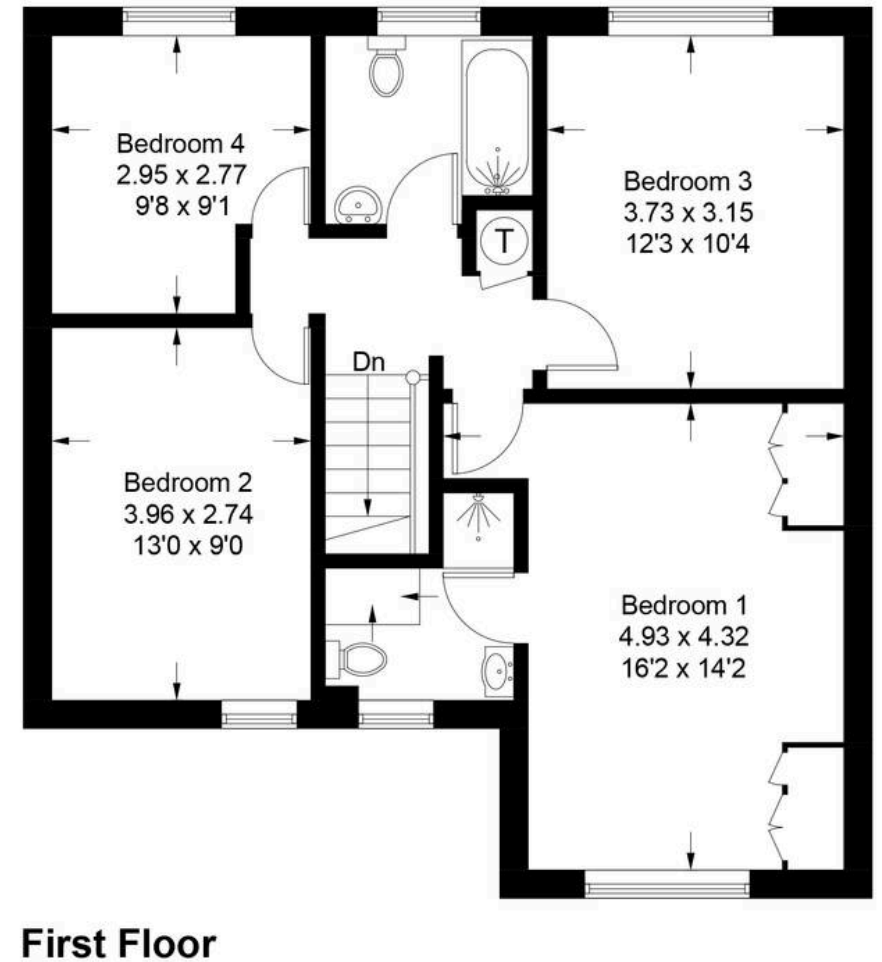
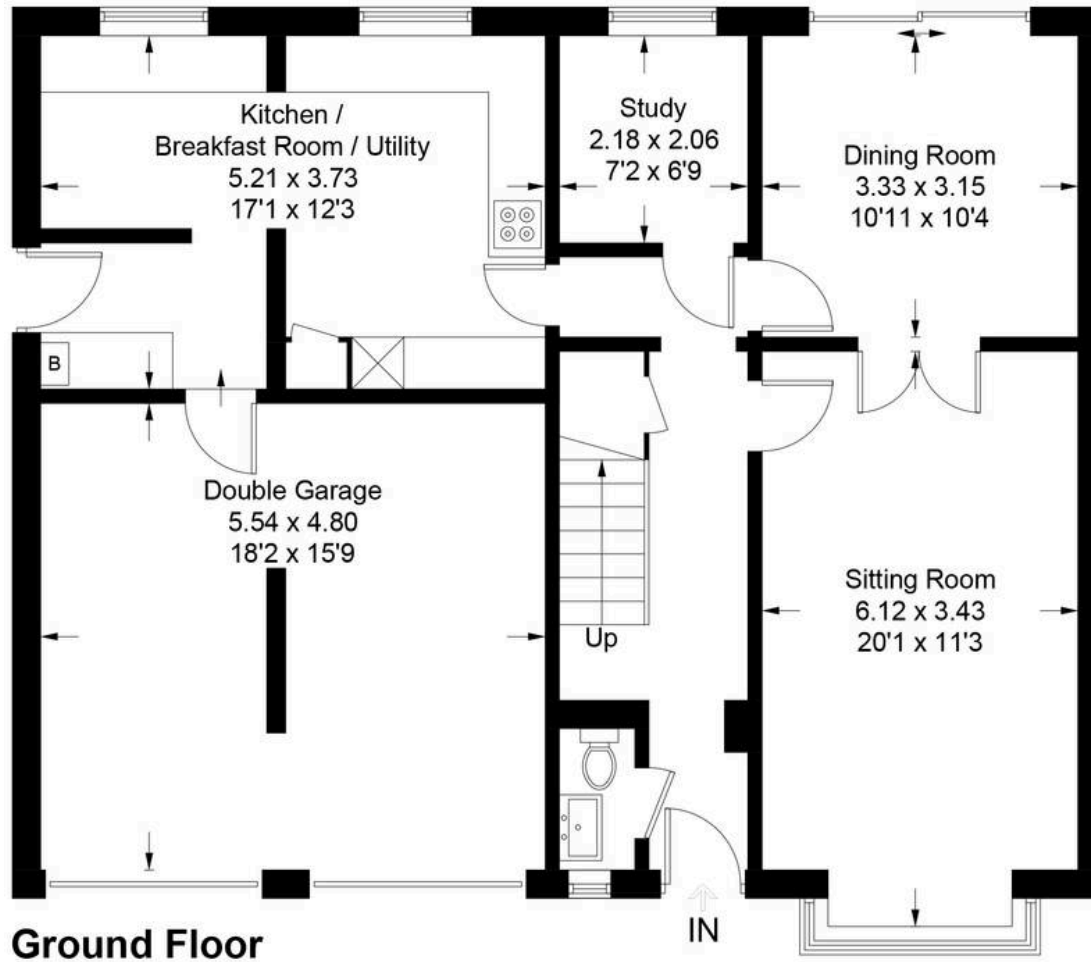
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Approximate Gross Internal Area = 164.4 sq m / 1769 sq ft
(Including Double Garage)



Produced for Stride & Son Estate Agent.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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