



## 8 Laxton Meadow, Funtington - PO18 9LD

Guide Price £925,000 Freehold

# 8 Laxton Meadow

Funtington, Nr. Chichester

Set in the centre of this popular Downland village, a beautifully appointed detached home with landscaped gardens, contemporary family accommodation, bespoke finishes and a detached gym/store.

- Modern family home built by renowned local developer
- Large reception hall
- Open-plan Sylvarna kitchen/family room/dining room
- Sitting room with doors to garden
- Principal bedroom with ensuite
- 3 further bedrooms
- Detached double garage converted into gymnasium
- Beautifully landscaped garden with outdoor kitchen area
- EV charging point near garage
- Driveway and parking for several cars

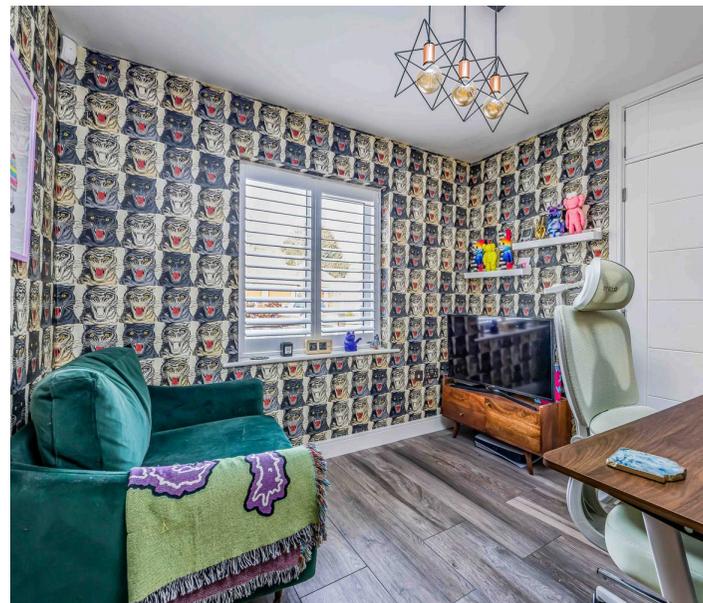




## ACCOMMODATION:

This beautifully presented detached village house sits within mature landscaped gardens, combining modern architecture with practical family accommodation. Built by DG Phillips in 2020 and subsequently improved by the current owners, this stunning family home now offers bespoke storage, reconfigured outdoor space and a detached outbuilding, previously the garage, adapted to provide a gym and useful store.

The accommodation extends to a generous and highly adaptable layout, centred around an impressive open-plan kitchen/dining/family room that forms the heart of the house. Sleek contemporary cabinetry, integrated appliances and a large central island create a clean architectural feel, while the dining area beyond opens naturally into a relaxed family seating space, ideal for everyday living and entertaining alike. A separate sitting room provides a beautifully styled reception space with built-in shelving, feature wallpaper and doors opening directly onto the garden terrace, bringing excellent natural light into the room.





Outside, the garden has been carefully redesigned to provide structure, privacy and excellent entertaining space, with a broad paved terrace adjoining the house, planted borders and a covered outdoor dining area with fitted kitchen, creating an ideal setting for summer gatherings.

To the rear of the plot, the detached former garage has been converted to provide a gym and separate store, adding valuable ancillary space suited to a variety of uses.

Further benefits include underfloor heating via an air source heat pump, high-quality double glazing and gravelled off-road parking for several vehicles.





## LOCATION:

Laxton Meadow is located within the southern boundary of the South Downs National Park and is within easy walking distance of Funtington's local pub and historic church. There is a primary school in the nearby village of West Ashling, which also has its own popular local public house, and there is an excellent farm shop in the small hamlet of Adsdean. Nearby bus stops provide regular bus services to Chichester whilst the A27 just south of the city centre links with the A3(M) to the west providing a route north to the M25. Chichester train station provides services along the coast to Portsmouth and Brighton, and to London Victoria

The cathedral city of Chichester offers excellent high-street shopping, many fashionable restaurants, cafes, bars, a leisure centre with swimming pool, sports clubs, cinemas, and is home to the Pallant House Gallery and the renowned Festival Theatre.

Located close to Chichester is the Goodwood Estate, which is famous for its many sporting event days including the much-celebrated Festival of Speed and Goodwood Revival for motor racing enthusiasts, and a season of horse racing including the Glorious Goodwood Festival.

**INFORMATION: Services: Mains water and electricity. Air source heat pump, underfloor heating. Tenure: Freehold Local Authority: Chichester District Council Council Tax Band: Band G EPC Rating: Band C what3words: [///yoga.imprints.nature](https://yoga.imprints.nature)**







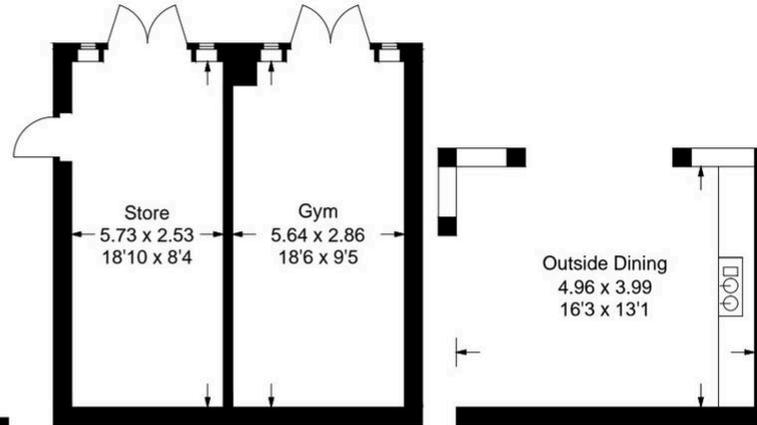
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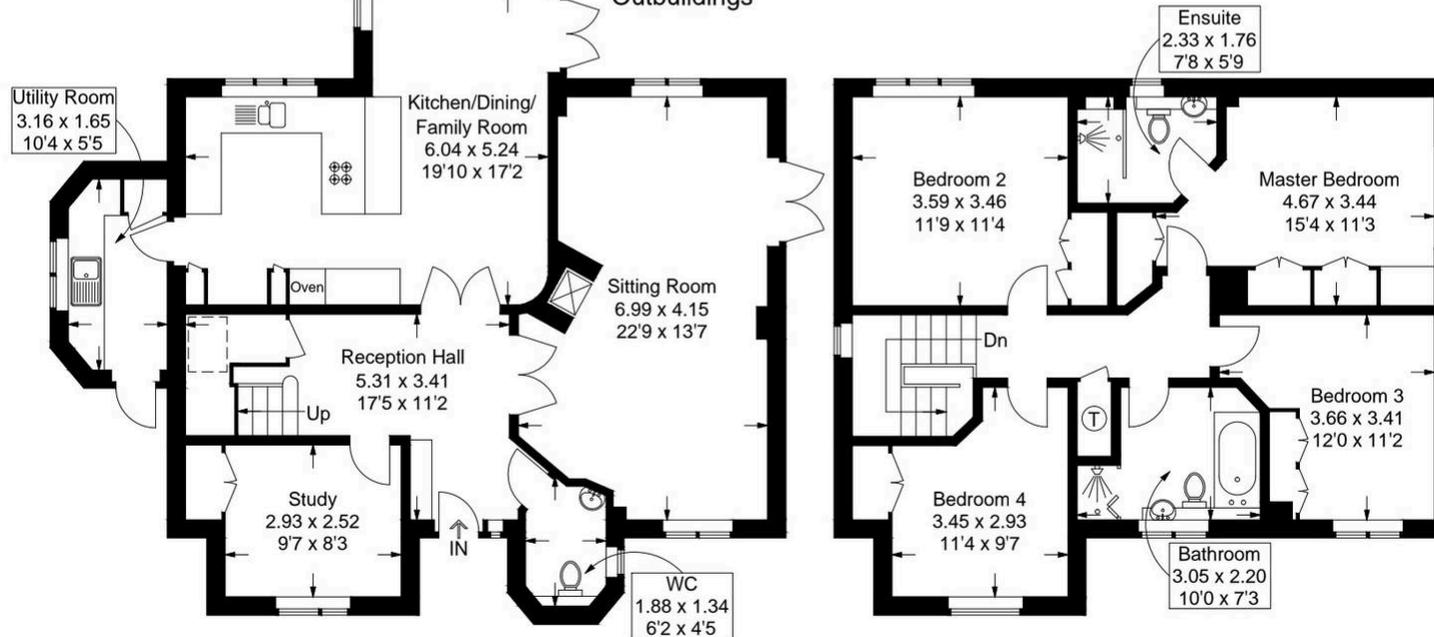
Approximate Gross Internal Area = 157.2 sq m / 1692 sq ft

Outbuildings = 52.3 sq m / 563 sq ft

Total = 209.5 sq m / 2255 sq ft



Outbuildings



Ground Floor

First Floor

= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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