



Cedar Field, Five Acres, Funtington, Chichester,  
West Sussex

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# Cedar Field Five Acres, Funtington, West Sussex, PO18 9LX

An elegant detached house situated in a prime position at the end of a no-through road with a self-contained studio and separate 2 bedroom barn conversion.

Nutbourne station 2.4 miles (1 hour 45 minutes to London Bridge), Chichester 5.1 miles, West Wittering 11.6 miles, London 63 miles

Main house: Reception hall | Reception room  
Study | Family/sitting room | Kitchen/dining room | Utility | 5 Bedrooms, 2 en suite | 3 further Bathrooms | Outbuildings | Gardens (0.81 acre)  
EPC rating C

The Studio- Kitchen/sitting room | Bedroom  
Shower room | EPC rating D

The Barn- Kitchen/sitting room | 2 double bedrooms | shower room | EPC rating C

## The property

Cedar Field is an attractive and impressive house with a bespoke and contemporary design and stylish neutral interiors. The property is set in beautiful park-like gardens with a substantial terrace/al fresco dining/barbecue area and two large lawned areas and a selection of beautiful trees. To the ground floor, a stunning entrance hall with high ceilings leads through to a large reception room and study, and to a family sitting room which features floor to ceiling shelving and timber floors, along with doors opening into the garden. The kitchen flows from the family room and is the hub of the home. It has marble worktops and sleek base units, which create an elegant and sophisticated space. A large area for a dining table enjoys wonderful garden views, with the numerous windows creating an abundance of natural light throughout the airy space. A large chef's kitchen, shower room and storage complete the ground floor.

Upstairs, the first floor contains four generously proportioned double bedrooms, including one with a luxury en suite, and a further two bathrooms to serve the other bedrooms. To the third floor is an extensive master bedroom with a premium bathroom suite. The room also benefits from many large windows that cascade natural light into the space, as well as offering surrounding views of the private gardens.

## Annexe- The Barn

This high specification detached barn with private driveway and outside seating area has been recently built to a very high standard. The accommodation includes a spacious ground floor kitchen/reception room with garden views, a remodelled shower room, and two double bedrooms.

## Annexe- The Studio

A further detached studio, also with private driveway, parking and seating area can be found at the foot of the garden. This is also a fully self contained unit with kitchen/ reception room, shower room and mezzanine level bedroom.

## Outside

Set back from the road, this imposing property is approached via a gravelled driveway which opens into a large parking area, complete with an outbuilding. There is an extensive lawn area to the side of the property which is framed by a number of mature trees and other established plants, and to the rear, the gardens continue to wrap around the property, with an impressive outdoor dining and lounging terrace from which to enjoy the beautiful views.

## Location

Funtington is a picturesque village lying to the west of historic Chichester, with a restaurant and pub, as well as a highly regarded school. There is also a popular farm shop selling local produce as well as fresh fish. Chichester is within easy reach and offers excellent shopping facilities with a wide range of shops and restaurants. Communications are excellent, with many local stations within 5 miles with regular services into central London.

























## Floorplans

Main House internal area 3,990 sq ft (370 sq m)

Annexe internal area 583 sq ft (54 sq m)

Outbuilding internal area 466 sq ft (43 sq m)

The outbuilding has now been converted to a two bedroom annexe, as shown in drawings

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ Denotes restricted head height

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## Directions

Take the B2178, St Paul's Road out of Chichester and through East Ashling to Funtington. Just after the cross roads with Lye Lane and Mouthey's Lane, the road turns into B2146. Follow the B2146, passing Saddler's B&B and Hallidays of Funtington, on the left hand side. Take a right turn into Five Acres and at the end of the road Cedar Field is located on the right hand side.

## General

**Local Authority:** Chichester District Council

**Services:** Mains electricity, water and drainage, oil fired central heating, partially underfloor.

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £2,350,000

## Chichester

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