



4 Aldsworth Manor Barns, Aldsworth, Emsworth

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Aldsworth Manor Barns, Aldsworth, Emsworth, PO10 8QT

A link-attached, converted single storey barn with stunning architecture and beautifully presented accommodation, set within the South Downs National Park

Emsworth 3.2 miles, Havant train station 3.8 miles (London Waterloo 1hr 19 mins), Chichester 6.8 miles, Portsmouth International Port 11 miles, Petersfield 13.4 miles, Guildford 39 miles, Central London 70 miles

Reception hall | Drawing room | Dining room
Kitchen/breakfast room | Utility | Principal bedroom with en suite shower room & dressing room | 3 Further bedrooms, 2 en suite | Shower room | Double garage | Summer house | Garden
EPC rating G

The property

With elevations of brick and flint Number 4 Aldsworth Manor Barns forms part of a number of skillfully converted attached barns and offers stylish contemporary interior design within a characterful living environment. Magnificent vaulted ceilings showcase the building's timber structure, creating an airy ambience whilst retaining immense character. The reception rooms comprise an elegant 27 ft drawing room with stunning brick-built fireplace, fitted with a woodburning stove, and French doors which open to the garden. Across the reception hall, a formal dining room has a wall of windows and doors offering a seamless transition to the outside. The adjacent kitchen/breakfast room is fitted with sleek cabinetry, integrated appliances, stone work surfaces and a breakfast bar unit, whilst ancillary space is offered by a separate utility room. There is a storeroom above the hallway, accessed by a sturdy pull down ladder.

The bedroom accommodation is arranged in three separate zones within the property, with the principal en suite room offering a luxurious retreat in the southern-most wing. There are three further bedrooms, two of which enjoy the benefit of en suite facilities with stylish contemporary fittings, and an additional modern, shower room is accessed from the hallway.

Outside

The property is approached via a private lane, with No. 4 occupying a secluded spot amongst its neighbours. An area of gravelled hardstanding provides parking for several vehicles, with the timber double garage sitting alongside, and a paved pathway leading to the entrance doorway. At the frontage, there are timber and stone-edged planting pockets and garden areas dressed with decorative pebbles and slate, whilst a paved terrace adjoins the home just outside the kitchen/breakfast room providing opportunities for al fresco dining. To the rear is a private south west facing lawned area of garden with direct access onto a paved terrace from the drawing room and principal bedroom, with a summer house offering a sheltered spot to sit outside and enjoy this tranquil sanctuary.

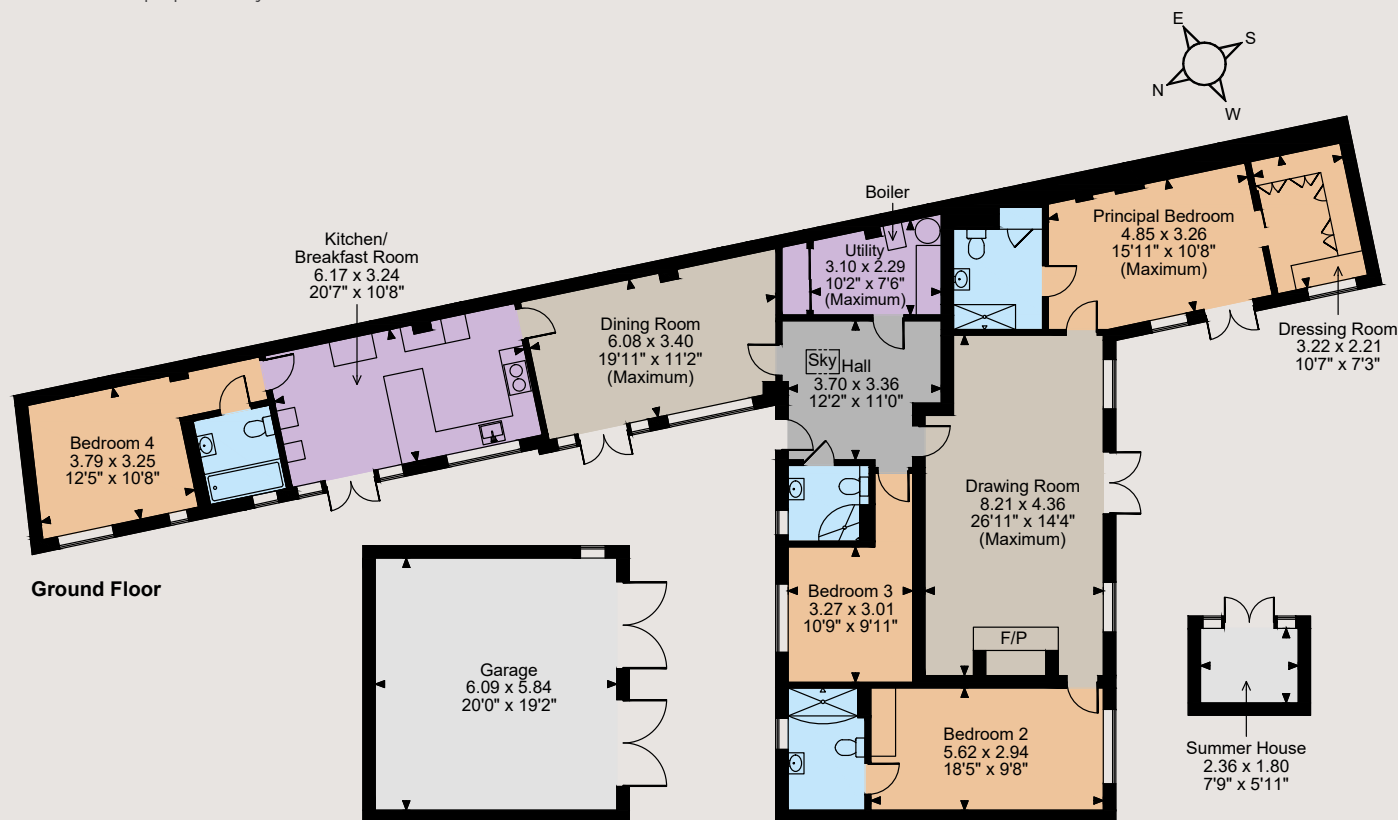
Location

The property is located in the small hamlet of Aldsworth, close to the coastal town of Emsworth offering local amenities and seven miles west of the historic cathedral city of Chichester offering a choice of shopping and leisure facilities including the renowned Festival Theatre. Sitting within the stunning South Downs National Park and within easy reach of Chichester Harbour, an Area of Outstanding Natural Beauty, it also benefits from good transport connections, including easy access to the A3(m) via the A27, and a good rail service from Havant to London. Well-regarded schooling in the vicinity includes Oakwood School, Westbourne House, The Prebendal School and Portsmouth Grammar School.





Floorplans
House internal area 2,046 sq ft (190 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8589831/DWL



Directions

From Chichester take the B2178 towards Funtington and East Ashling. Continue straight ahead for 7 miles, and you will see the entrance to Aldsworth Manor Barns on your left hand side.

General

Local Authority: Chichester District Council

Services: Mains electricity and water. Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,150,000

Chichester

31 North Street, Chichester PO19 1LY

01243 832600

chichester@struttandparker.com
struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland,
including Prime Central London



For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2024. Particulars prepared April 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited