



The Old Lodge
Funtington, Chichester, West Sussex

**STRUTT
& PARKER**
BNP PARIBAS GROUP

An impressive Grade II listed house with a wealth of original character, set in a sought-after village location

A charming period house offering highly attractive accommodation with original character details, in the heart of the popular village of Funtington. The property features exposed timber beams and a variety of other historic details, while also displaying elegant, stylish décor and fittings throughout.



**3 RECEPTION
ROOMS**



5 BEDROOMS



2 BATHROOMS



**DRIVEWAY
DOUBLE
GARAGE**



GARDENS



FREEHOLD



**RURAL/
VILLAGE**



3,400 SQ FT



**GUIDE PRICE
£1,350,000**



The property

The Old Lodge is a handsome Grade II listed attached home in picturesque West Sussex, and within the South Downs National Park, offering 3,400 sq. ft of charming period living space. Originally dating from the 18th century, with later additions in the 1930s, the property features beautifully presented formal reception rooms with plenty of natural light and character details, including exposed timber beams and original fireplaces.

The main reception space is the dual-aspect drawing room, which features a south-facing bay window, a door opening onto the gardens, and an ornate fireplace with woodburning stove. There is also a splendid formal dining room with wooden flooring and a fireplace fitted with a log burner, which is flooded with natural light from a tall sash window. Towards the rear of the house, the hallway, with its flagstone flooring and exposed brickwork, leads to the family room, which features heavy timber beams and a tall sash bay window overlooking the gardens. The large kitchen/breakfast room is also located at the rear, and

features farmhouse-style fitted units, wooden worktops, a split butler sink, a range cooker and space for a breakfast table for informal dining. A useful utility room and separate cloakroom complete the ground floor accommodation.

Upstairs, the galleried landing leads to the generously proportioned principal bedroom with stairs leading up to a large en-suite bathroom, both of which have exposed wooden floorboards, with one featuring a dual aspect, overhead beams and a characterful brick-built fireplace, while the other benefits from built-in wardrobes. There are a further three well-presented bedrooms towards the rear, as well as a family bathroom with a freestanding bathtub and a separate shower unit. Further stairs lead from one of the bedrooms to a large loft room and an additional large family bathroom, with a copper-plated roll-top bathtub and a walk-in shower with a rainfall shower head.









Outside

The house sits within delightful gardens, which are enclosed by high walls and mature trees for sense of peace and privacy. A gravel driveway leads to a parking area for several vehicles and access to a double garage. A gravel pathway lined by well-tended shrubs leads through the front gardens to the entrance of the house. At the rear, the south-facing gardens include a peaceful patio area for al fresco dining, with a lawn beyond, dotted with mature trees and bordered by hedgerows and various established shrubs. The gardens also feature a summer house and shed for garden storage.

Location

The small and charming village of Funtington lies in a superb location, surrounded by the picturesque countryside of the South Downs National Park but within easy reach of good transport connections and the bustling and historic cathedral city of Chichester. Funtington has a local pub and a restaurant, while the surrounding villages are also littered with pleasant country pubs. Local facilities, including a small

supermarket and a mainline station, can be found in nearby Bosham.

Chichester is within easy reach and offers excellent shopping facilities with a wide range of shops from independents through to large brands, wine bars and restaurants, as well as its famous Cathedral. Communications are excellent, with many local stations within 5 miles with regular services into central London. The A27 crosses through Chichester, connecting to the East and West.



Distances

- Nutbourne 2.3 miles
- Bosham 3.5 miles
- Emsworth 4.0 miles
- Chichester 4.5 miles
- Havant 6.0 miles

Nearby Stations

- Bosham

Key Locations

- Adsdean Farm Shop
- The Goodwood Estate
- Fishbourne Roman Palace
- West Dean Gardens
- Kingley Vale Nature Reserve
- Ashling Park Vineyard
- Weald and Downland Museum
- Stansted House and Gardens
- Tinwood Vineyard

Halnaker Windmill

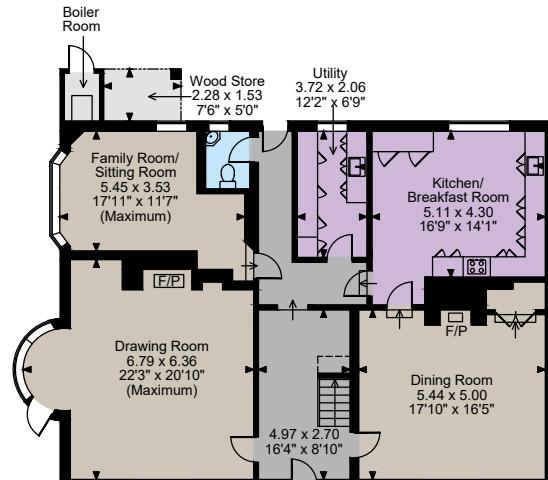
- Halnaker Windmill
- Tangmere Military Aviation Museum
- Chichester Harbour

Nearby Schools

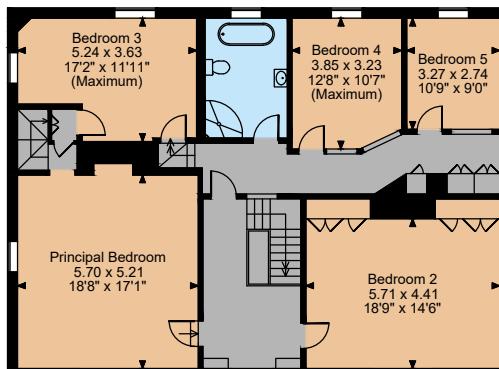
- Bishop Luffa
- Ditcham Park
- Kingscourt
- Churcher's College
- Bedales
- Seaford College
- Compton and Up Marden CofE School
- Funtington Primary School
- Westbourne Primary School
- Westbourne House Preparatory School
- Oakwood School
- Chidham Parochial Primary School
- Bourne Community College
- Southbourne Infant & Junior School
- Bosham Primary School



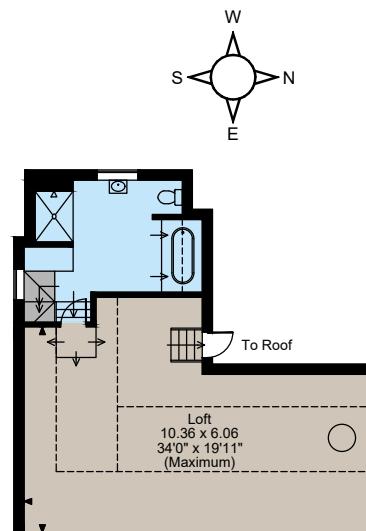




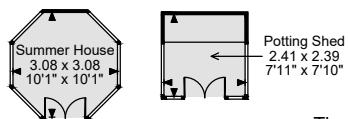
Ground Floor



First Floor



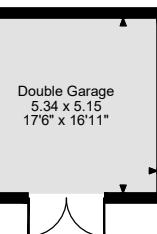
Second Floor



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

Denotes restricted head height

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Floorplans

House internal area 3,400 sq ft (000 sq m)

For identification purposes only.

Directions

PO18 9LG

What3words: //encroach.develop.fraction - brings you to the driveway

General

Local Authority: Chichester District Council

Services: Mains electricity, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: E

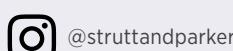
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