

Cross Winds, Main Road,
Nutbourne, West Sussex



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An attractive family home offering light-filled accommodation and beautifully landscaped gardens in a convenient position in Nutbourne, a small coastal village between Chichester and Emsworth

Cross Winds is a striking detached residence providing over 2,800 sq ft of impeccably presented accommodation arranged over two light-filled floors. Designed for modern family life and entertaining, the property benefits from a generous sitting room, a large contemporary kitchen/dining room, a study, and five double bedrooms.

The heart of the home is an impressive open-plan kitchen and dining room. This expansive space features a large central island with an induction hob, a range of high-end integrated Neff appliances and a sleek breakfast bar. A striking skylight and floor-to-ceiling bi-fold doors flood the room with natural light, creating a seamless connection with the outdoor entertaining terrace. Complementing the ground floor is a generous sitting room, also with bi-fold doors to the rear garden. A dedicated front-aspect study provides a useful space for home working, while the ground floor is further supported by a practical utility room with direct access to the integral double garage, and a modern guest cloakroom off the welcoming entrance hall.

The first floor hosts five well-proportioned bedrooms arranged around a central landing. The principal suite is particularly spacious, with a walk-in wardrobe and en suite shower room. A second double bedroom also benefits from its own en suite shower room, while bedroom three has an en suite cloakroom. Completing the accommodation is a stylish family bathroom featuring a bathtub and separate walk-in shower. All bathrooms are finished with contemporary tiling and high-quality chrome fixtures.

To the front, a generous driveway provides ample parking and leads to the integral double garage. The rear garden has been landscaped with a broad paved terrace beneath a timber pergola, providing an attractive setting for outdoor dining. Level lawns are bordered by raised timber beds and established planting, leading to a circular stone patio. The property occupies a desirable position in Nutbourne, close to the scenic shores and waterways of Chichester Harbour.

2,856 sq ft (265 sq m) | Freehold
Smart contemporary finish
5 bedrooms | 3 reception rooms
Double garage

Guide price £895,000

Location

The property is located in Nutbourne, a village to offers local amenities including a convenience store, farm shop, cafés and pubs, while nearby Emsworth offers a wider selection of independent shops, restaurants and everyday services. Chichester is also easily reached, providing extensive shopping, cultural, leisure and dining facilities. The area is well served by schools, with Southbourne Infant and Junior Schools and Bourne Community College close at hand. Independent options in the wider area include Westbourne House School, a long-established prep school set in extensive parkland, while Chichester College provides further educational facilities.

Transport links are excellent: Nutbourne and Southbourne stations lie on the West Coastway Line, with services towards Chichester, Brighton and Portsmouth, while Emsworth and Bosham stations offer additional options. The A27 is readily accessible, providing fast road connections along the south coast, with the A3(M) giving access northwards towards Guildford and London.

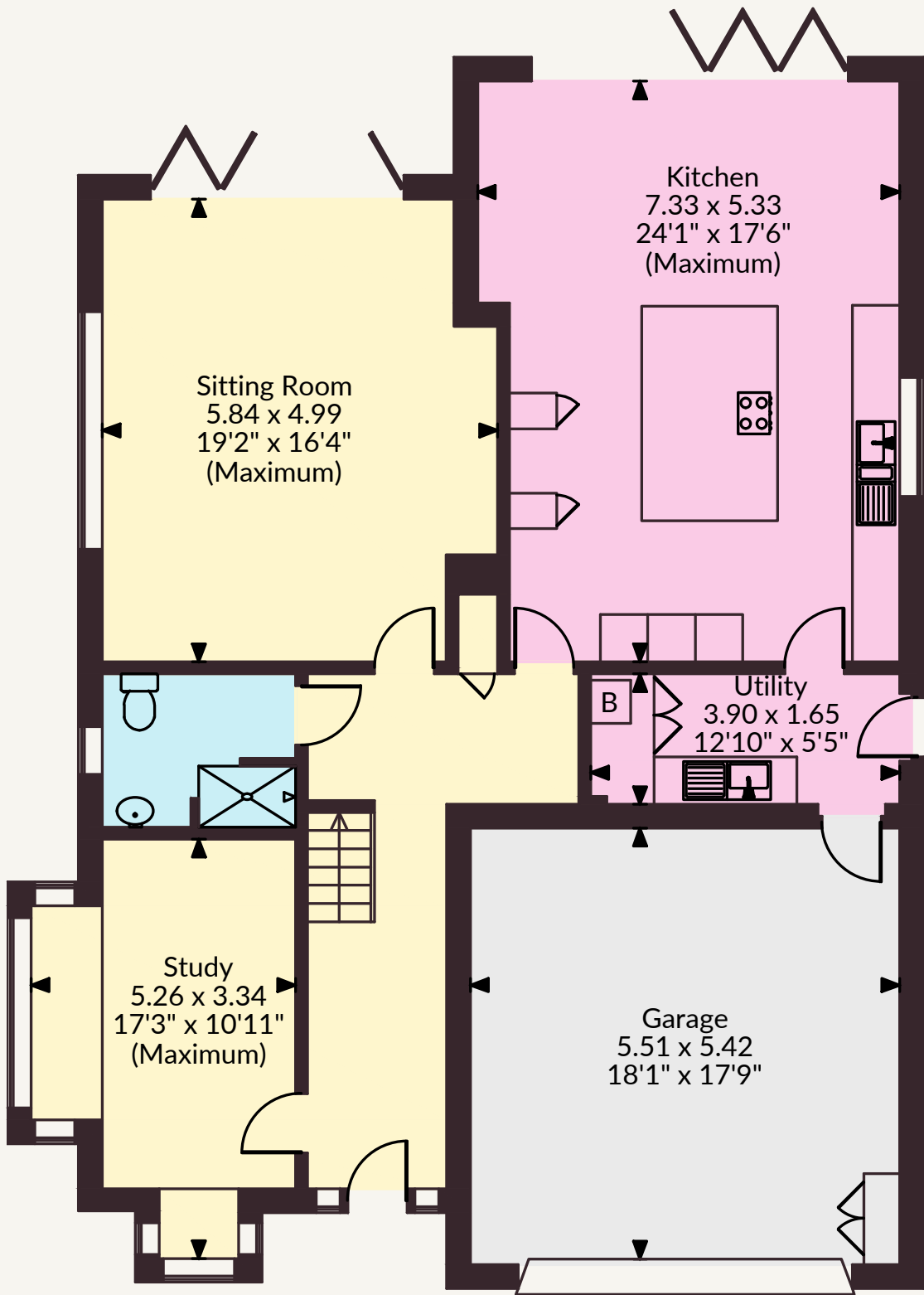
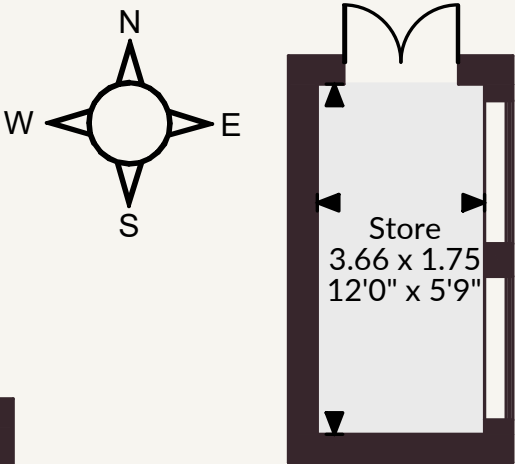
Postcode region: PO18

General

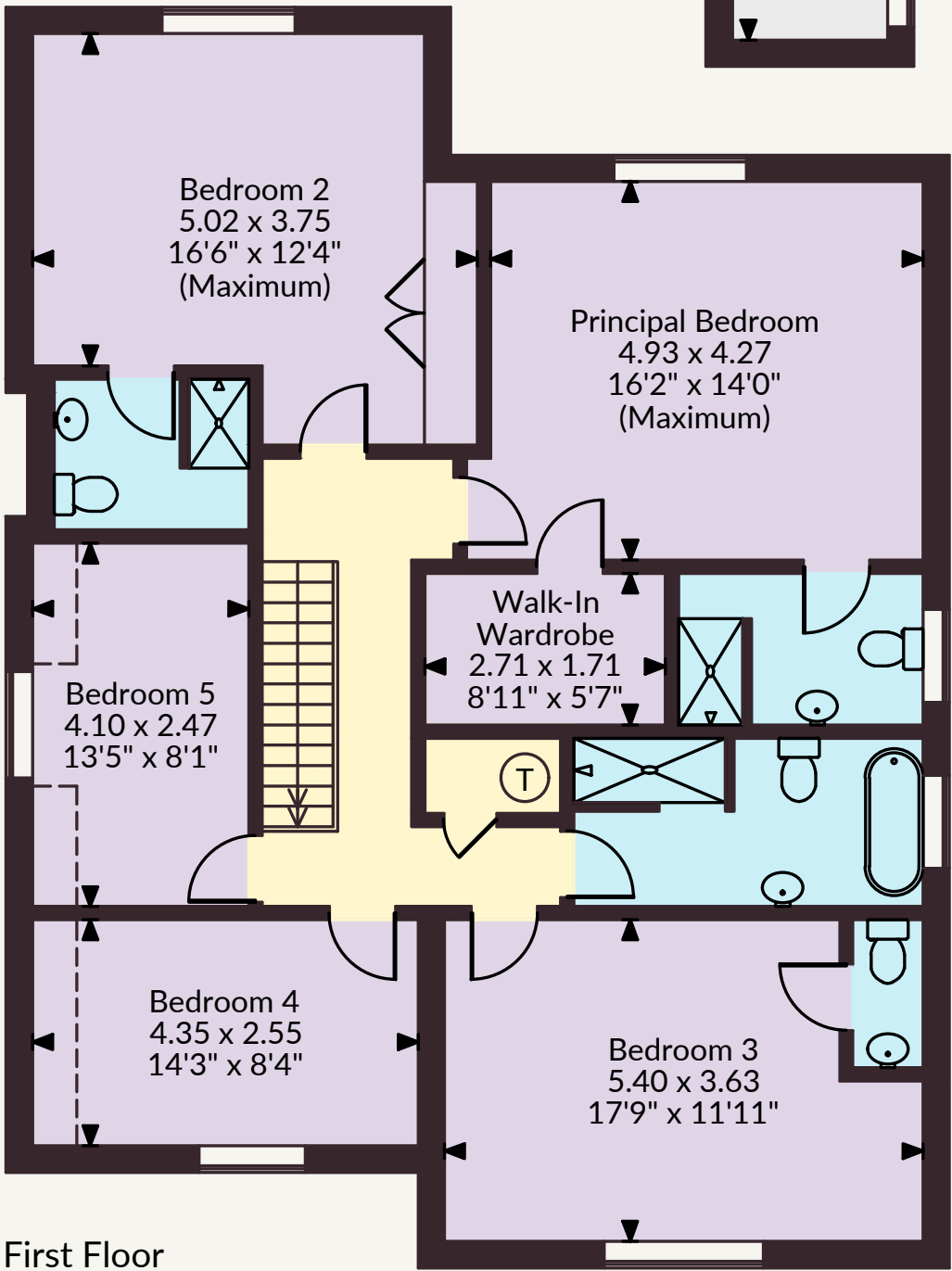
Local Authority: Chichester District Council
Services: Mains electricity, gas, water and drainage
Council Tax: Band G
EPC Rating: B
Mobile and Broadband checker: Information can be found here
<https://checker.ofcom.org.uk/en-gb/>



Cross Winds Main Road, Nutbourne
Main House internal area 2,856 sq ft (265 sq m)
Store internal area 72 sq ft (7 sq m)
Total internal area 2,928 sq ft (272 sq m)



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□□□ Denotes restricted head height
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