



Hunter Springs

Walderton, West Sussex

An attractive detached family home with garage and summer house in a stunning downland location

A handsome brick-built and sensitively-extended property with three reception rooms and benefitting from generous gardens including a spacious summer house, private parking and garaging. It is in a sought-after South Downs hamlet, the beautiful rural location belying its proximity to local village, town and city centre amenities.



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



GARAGE



GARDEN



FREEHOLD



**RURAL/
VILLAGE**



1,627 SQ FT



**GUIDE PRICE
£935,000**



The property

Hunter Springs is an attractive detached family home, sensitively extended by the current owners to provide more than 1,600 sq. ft. of light-filled flexible accommodation. Configured to provide an ideal family and entertaining space, the accommodation flows from a welcoming reception hall, with useful storage and family shower room. It comprises a generous double aspect sitting room with views of the South Downs, feature exposed brick open fireplace and French doors to the terrace. The heart of the home is a spacious dining room with exposed wooden flooring and double doors to a family room, also with French doors to the garden. The fitted kitchen, with a walk-in larder, leads to a neighbouring fitted utility room/boot room with doors to front and side aspects. Stairs rise from the dining room to the first floor, which provides a principal bedroom with built-in storage and enjoys the views of the Downs. There is an additional versatile spacious inter-connecting dressing area, currently used as a study. Three further well-proportioned bedrooms, one with built-in storage, and a family bathroom complete the accommodation.

Outside

The property is approached via a driveway providing ample private parking and giving access to the detached garage. The south facing garden is laid mainly to lawn bordered by mature shrubs and trees and features a spacious two-roomed summer house/home office and a generous paved terrace, ideal for entertaining and al fresco dining and taking in the views beyond.

Location

The village of Walderton enjoys a stunning downland setting, with outstanding walking, riding and cycling on the doorstep, along with a traditional local pub. Walderton lies in a conservation area, and has a strong sense of community, with lunch, film, craft and walking clubs. A regular bus service connects the villages between Chichester and Petersfield, including Compton with its shop, school, church and community centre. Nearby, Adsdean is home to a well-regarded organic butcher and farm shop.



Location c/d

Petersfield, approx 15 minutes drive, is home to a Waitrose and Marks & Spencer Simply Food and a mainline station with a fast commuter service into London Waterloo of one hour, five minutes. Rowlands Castle also has a mainline station providing a regular service to London Waterloo as does Chichester with services to London Victoria. Nearby Stansted House, an Edwardian mansion set in 1800 acres of parkland, is known for its annual garden show, outdoor theatre and concerts, afternoon cream teas, garden centre and farm shop. Cultural activities are well-catered for including the renowned Festival Theatre and Pallant House Gallery in the cathedral city of Chichester. The harbour waters of The Solent are popular with sailors and notable sailing clubs include Bosham, Itchenor and Emsworth. Goodwood provides a country club and golf course, whilst the Estate is well known for its annual Festival of Speed and the Revival meetings. There is excellent provision for independent schooling in the area, including Bedales School, Churcher's College, Westbourne House and Prebendal School in Chichester and Portsmouth Grammar School.

Distances

- Funtington 2.5 miles
- Chichester 7.5 miles
- Petersfield 11.7 miles
- London Gatwick Airport 53.8 miles
- Central London 67.9 miles

Nearby Stations

- Petersfield
- Rowlands Castle
- Chichester

Key Locations

- Stansted House
- Goodwood Estate
- Chichester Cathedral & Festival Theatre

Nearby Schools

- Compton & Upmarden CE Primary, Funtington & Westbourne Primary
- Portsmouth Grammar School
- Churcher's College



Utility Room
6.15 x 1.46
20'2" x 4'9"
(Maximum)

Sitting Room
4.86 x 4.39
15'11" x 14'5"
(Maximum)

Kitchen
3.34 x 2.84
10'11" x 9'4"

Larder

Dining Room
4.86 x 4.83
15'11" x 15'10"
(Maximum)

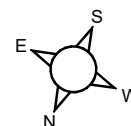
Family Room
4.88 x 2.52
16'0" x 8'3"

Summer House

2.79 x 2.32
9'2" x 7'7"

2.74 x 2.14
9'0" x 7'0"

Ground Floor



Garage
5.83 x 2.44
19'2" x 8'0"

Bedroom 2
3.81 x 3.76
12'6" x 12'4"
(Maximum)

Bedroom 4
3.35 x 2.00
11'0" x 6'7"
(Maximum)

Bedroom 3
3.33 x 3.05
10'11" x 10'0"
(Maximum)

Principal Bedroom
3.85 x 3.79
12'8" x 12'5"

Dressing Area
5.08 x 1.62
16'8" x 5'4"

First Floor

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

□ □ □ Denotes restricted head height

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Floorplans

Main House internal area 1,627 sq ft (151 sq m)
Garage internal area 153 sq ft (14 sq m)
Summer house internal area 136 sq ft (13 sq m)
Total internal area 1,916 sq ft (178 sq m)

For identification purposes only.

Directions

PO18 9ED

///what3words: mallets.clay.trailer - brings you to the property

General

Local Authority: Chichester District Council, +44 (0)1243 785166

Services: Mains electricity and water; private drainage. Oil-fired central heating. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

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

Council Tax: Band F

EPC Rating: E

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whethere mentioned in these particulars or not.

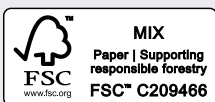
Chichester

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