



West Mount, Woodmancote Lane, Hambrook,
Chichester, West Sussex

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

West Mount, Woodmancote Lane, Hambrook, West Sussex PO18 8UL

Impressive country home with annexe, equestrian facilities, 4.4 acres and additional land and potential building plot available

Westbourne 2.2 miles, Emsworth 3.8 miles, Rowlands Castle & mainline station 4.6 miles (London Waterloo 1hr 42mins), Chichester & mainline station 6.4 miles (London Victoria 1hr 33 mins), Portsmouth International Port 12.6 miles, Southampton Airport 28 miles

Main house: Reception hall | Drawing room
Kitchen/dining room | Snug | Utility room
Cloakroom | Principal bedroom with en suite bathroom | 3 Further bedrooms, 1 en suite
Shower room | Superfast & Ultrafast fibre broadband | EPC rating C

Annexe: Living/dining room | Kitchen | two bedrooms

Studio outbuilding with cloakroom | Office & workshop, outbuilding, stable blocks, manège & paddocks | Tractor shed | Garden | 4.352 acres
Extensive off-road parking

The property

Built in 1973, West Mount is a well presented country home offering flexible accommodation, a two bedroom self-contained annexe, equestrian facilities and a range of outbuildings. The light-filled reception hall overlooked by a galleried landing provides a welcoming sense of arrival with warm, earth-toned tiling that extends throughout the reception areas. This creates a cohesive look and practical flooring on the ground floor. With its vaulted ceiling and exposed rafters, the drawing room is an impressive space, centred around the comfort of a wood-burning stove and with French doors affording a connection to the outside. The hub

of the home is offered by the convivial setting of the kitchen/dining room and adjoining snug where bi-folding doors allow an extension of the living environment to the outside terracing. Fitted with modern, white cabinetry, and stone and wood work surfaces, the kitchen features a Belfast sink and an island unit which forms a subtle divide within the space. On the first floor there are four bedrooms, two with en suite bathrooms, and a family shower room. The downstairs annexe accessed both through the main house and with its own entrance, comprises two further bedrooms, bathroom, living/dining room and kitchen and could easily be adapted to form part of the main house. In addition, there is also a detached soundproof studio with disabled access.

The 5 star reviews for the two bedroom annexe are available on the Airbnb website. These affirm the beautiful and tranquil location of the property.

Outside

Wrought-iron gates open onto a length of gravelled driveway which leads past majestic trees to the frontage of the home where a specimen tree forms a centre-piece circular bed. The gardens and grounds at West Mount offer the seclusion of an expansive green outdoor sanctuary with a backdrop of undulating downland, whilst the setting is just 2.1 miles from the water's edge of Chichester Harbour. Paved terracing adjoins the rear and side of the house offering opportunities for outdoor dining and relaxation and a delightful pond feature within the lawned area has attractive marginal planting and provides a magnet to birds and insects. Naturalistic settings enjoy the dappled shade of mature trees, fenced paddocks offer secure outside space for horses, with a manège for exercise and a stable yard is bordered by stable blocks, with lapsed B1 use.

Further land is available by separate negotiation (Lot 3) and also a former cattery with lapsed B1 use (Lot 2). Further details can be sought from the agent.



Location

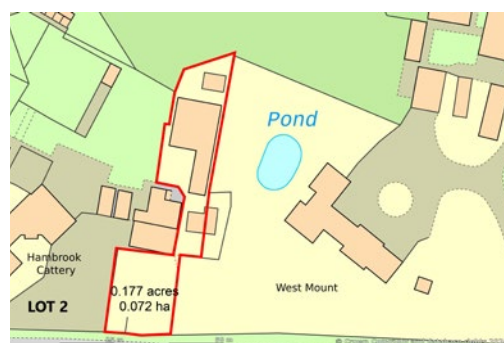
In a picturesque setting, the property is within easy reach of day-to-day amenities at Westbourne and the market town of Emsworth on the northern shore of Chichester Harbour with excellent sailing facilities and a range of individual shops and restaurants.

The Cathedral City of Chichester offers a range of cultural, leisure and shopping facilities, including the renowned Festival Theatre and Pallant House Gallery. Nearby, Goodwood is well known for its horse racing events in addition to the Festival of Speed and Revival Meetings which it hosts, whilst the country club offers golf, swimming and tennis. Sailing may be enjoyed from the many centres around Chichester Harbour and bathing and windsurfing from the beaches at the Witterings and Bracklesham.

The mainline station at Chichester provides journeys along the south coast and to London Victoria via Gatwick, and commuters have access to London Waterloo from Havant in as little as 1 hour 18 minutes.

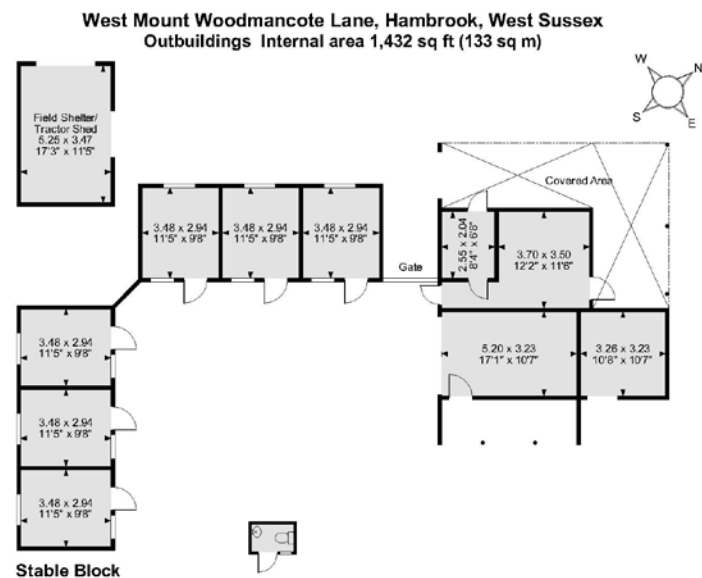
For motorists, the A27, provides links to the M27, M3 to the A34 and A3(M) on to the M25.

Well-regarded schooling in the vicinity includes Oakwood, Bishop Luffa, Bedales, Westbourne House School, Ditcham Park School, Churchers College and Portsmouth Grammar School.









FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ □ Denotes restricted head height
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8591653/SS





Two bedroom annexe



Annexe Sitting/Dining Room



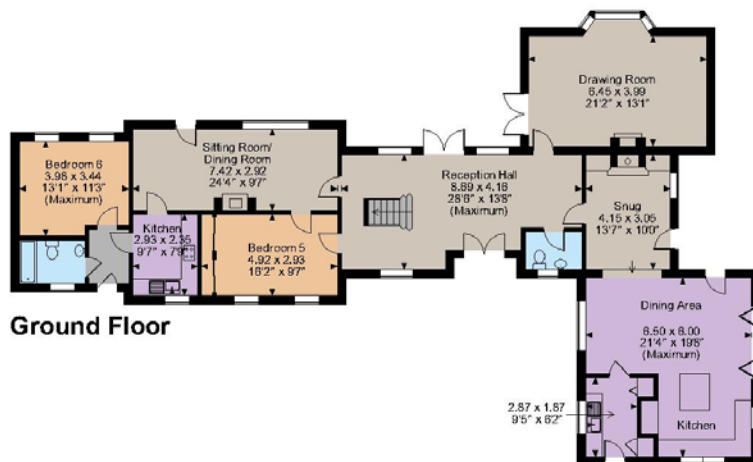
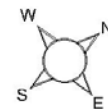
Annexe bedroom 1



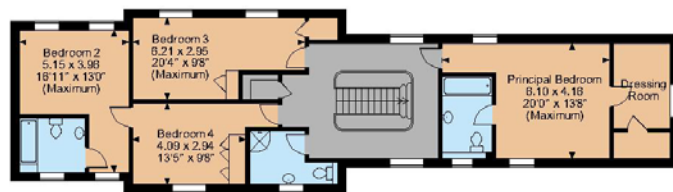
Annexe Kitchen

Floorplans

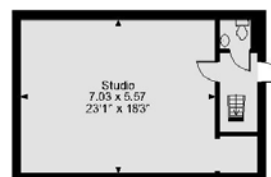
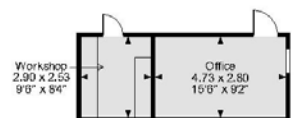
Main House internal area 3,160 sq ft (294 sq m)
 Studio Building internal area 627 sq ft (58 sq m)
 Workshop & Office internal area 231 sq ft (21 sq m)
 Total internal area 4,018 sq ft (373 sq m)
 For identification purposes only.



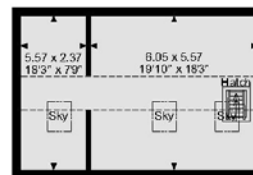
Ground Floor



First Floor



Ground Floor



First Floor

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

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8591653/SS



Directions

From Chichester join the B2178 at the north of the city and follow the road to East Ashling. The road links to the B2146 and continues on through the village of Funtington. Take the left turn onto Cheesemans Lane followed by a right turn to join West Ashling Road leading on to Woodmancote Lane where the entrance to the property is on the right.

General

Local Authority: Chichester District Council
Services: Mains electricity, gas, water & drainage
Council Tax: Band G
Annexe: Band A
Tenure: Freehold
Guide Price: £ : 1,800,000

Chichester

31 North Street, Chichester PO19 1LY

01243 832600

chichester@struttandparker.com
 struttandparker.com



Over 50 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 July 2023 & April 2024.. Particulars prepared April 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited