



STRIDE & SON

Established 1890

WATERLOO FARM HOUSE, SOUTHBROOK ROAD, WEST ASHLING, PO18 8DH.

PRICE GUIDE: £1,595,000 FREEHOLD

A charming detached family home of great character in the desirable village of West Ashling, with stunning views to Chichester Harbour and the South Downs.

The Grounds, approaching 3/4 of an acre, encompass numerous outbuildings including a studio/home office with woodburner, summer house and secluded dining areas, double garage, gravel driveway, stables and a large south facing garden with sweeping lawn, careful planting, herb garden, mature trees and shrubs, an orchard with apple store and a cutting garden with potting shed and greenhouse.

ACCOMMODATION:

FEATURE OAK ENTRANCE PORCH

DINING HALL

DRAWING ROOM WITH FEATURE FIREPLACE

STUDY/LIBRARY

FARMHOUSE KITCHEN/BREAKFAST ROOM WITH AGA

GARDEN ROOM

LARGE UTILITY ROOM

CLOAKROOM

FIRST FLOOR:

MASTER BEDROOM WITH ENSUITE

3 FURTHER BEDROOMS

FAMILY BATHROOM



DESCRIPTION:

Waterloo Farm House is a charming period property of colour washed brick elevations under a tiled roof, enjoying a lovely elevated position along a leafy lane on the outskirts of the highly regarded village of West Ashling. There are far reaching views South over Bosham Channel and Chichester Harbour Area of Outstanding Natural Beauty and North to the South Downs National Park.

Believed to date from around 1870 in part, this family house comprises a feature oak porch leading to a large Dining Hall, spacious Drawing Room with a Templestone fireplace and woodburner and a book lined Study/Library with craftsman joinery. The Farmhouse Kitchen/Breakfast Room has an AGA and an adjacent large Utility Room. A part glazed stable door leads to the South facing Garden Room with French doors opening onto the rear terrace and Wisteria and vine clad dining area.

From the Dining Hall, stairs lead to the first floor landing. The Master Bedroom has fine distant views and bathroom ensuite together with Three further Bedrooms and a family bathroom.



LOCATION:

The pretty village of West Ashling is located in the South Downs National Park about 4 miles to the north-west of Chichester city centre. It has a popular gastropub, primary school, village hall and a picturesque mill pond. The surrounding area is a paradise for wildlife enthusiasts, with beautiful walks and cycle routes over the South Downs, and around Chichester Harbour where popular country pubs abound. Sailing, fishing and other watersports are all available in abundance nearby and there are opportunities to enjoy many other sports including golf, tennis and horse riding. Local amenities can be found in the nearby villages of Funtington and Bosham.

The Cathedral City of Chichester offers excellent high-street shopping, many fashionable restaurants, cafes and bars, a leisure centre with swimming pool, sports clubs, cinemas, and is home to the Pallant House Gallery and the renowned Festival Theatre. There is a mainline railway station with regular services to London Victoria and along the coast to Portsmouth and Brighton. The Goodwood Estate, situated just to the north of Chichester, is famous for its many sporting event days including the much-celebrated Festival of Speed and Goodwood Revival for motor racing enthusiasts, and a season of horseracing including the Glorious Goodwood Festival.







SERVICES: Mains water and electricity. Septictank drainage. Oil fired central heating. Artesian Well.

LOCAL AUTHORITY: Chichester District Council, East Pallant House, Chichester, Tel: 01243 785166

Council Tax Band— Band G

Energy Rating—Band F

DIRECTIONS: From the Northgate roundabout, just to the north of Chichester city centre, take the exit signposted Funtington and East Ashling (B2178). Travel in a north-westerly direction for about 3 ½ miles, passing through the village of East Ashling, and then take the next turning on the left onto Southbrook Road, signposted Bosham and West Ashling. Follow the road through West Ashling village and on leaving the village, bear right, following Southbrook Road at the wide junction, and Waterloo Farm House will be found on the lefthand side of the road after approximately ¼ mile, being approached via a long gravelled drive.

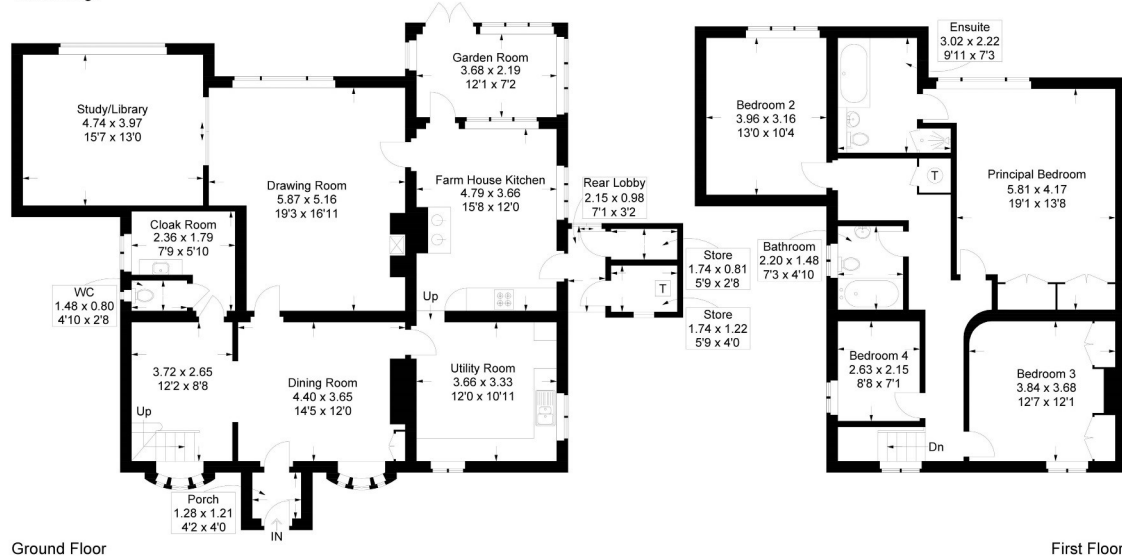
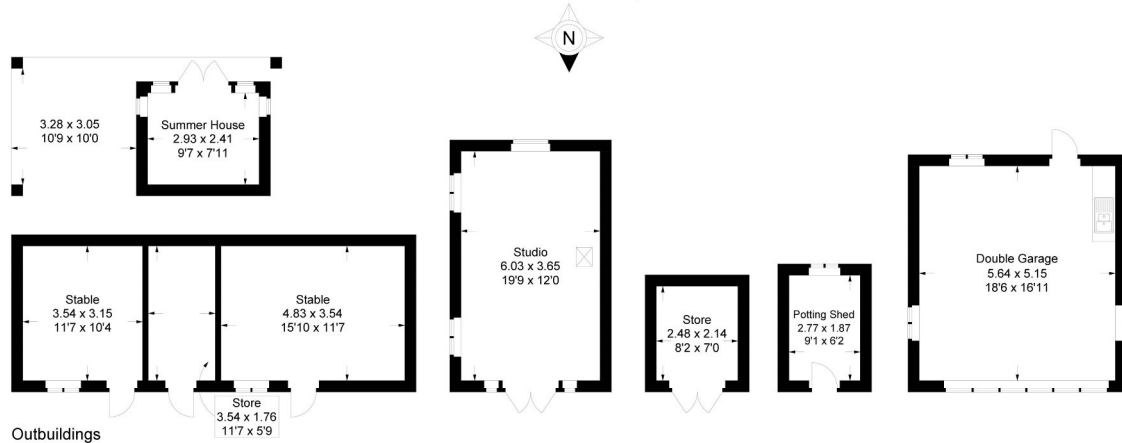


Waterloo Farm House, Southbrook Road, West Ashling

Approximate Gross Internal Area = 226.7 sq m / 2440 sq ft

Outbuildings = 105.9 sq m / 1140 sq ft

Total = 332.6 sq m / 3580 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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