



OAKWOOD, 5 ALDSWORTH MANOR BARN, ALDSWORTH

STRIDE & SON
Established 1890

OAKWOOD, 5 ALDSWORTH MANOR BARN, ALDSWORTH, PO10 8QT

PRICE GUIDE: £1,050,000 FREEHOLD

A bright and spacious converted barn providing versatile one-level accommodation located within the South Downs National Park with access to footpaths and bridlepaths and close to both the harbour town of Emsworth and Chichester city centre



ACCOMMODATION:

GLAZED ENTRANCE HALL

MEZZANINE

DINING ROOM

BOOT ROOM

LARGE KITCHEN/BREAKFAST ROOM WITH VAULTED CEILING

LIVING ROOM WITH OAK BEAM CEILING

MASTER BEDROOM WITH DRESSING ROOM & ENSUITE

2 FURTHER BEDROOMS

FAMILY BATHROOM

OUTSIDE:

DOUBLE GARAGE & HOME OFFICE/BEDROOM 4

GATED ENTRANCE WITH PARKING FOR 8 PLUS CARS

MATURE WEST FACING SECLUDED GARDEN



DESCRIPTION:

Extending to some 1803 sq. ft. and located within the South Downs National Park, Oakwood is a charming, bright and spacious converted barn providing versatile one-level four bedroom living accommodation. The property also benefits from a double garage and adjacent home office which could also be used as an additional bedroom. Features to note include impressive vaulted ceilings with exposed timber beams and trusses, and a stunning brick fireplace with woodburning stove in the sitting room. The country-style kitchen, again, is bright and light with a door to the boot room which then leads to the garden. The property, whilst being beautifully presented, provides flexible accommodation with scope for some cosmetic changes if desired.

The heart of the house is the living room, off which one finds the main bedroom with ensuite bathroom, dressing room and patio doors leading to a terrace and the garden. There are 2 further double bedrooms and a family bathroom. A glazed entrance hall has a cloakroom/WC and accesses the utility room and large dining room with its vaulted ceiling and glazed doors which give onto the terrace and garden. In addition, there is a mezzanine level which could be used as either a snug or further workspace.

Outside, the property is approached via a gravel driveway providing ample off-street parking for 8 plus cars and which leads to the double garage with attached office/bedroom 4. There is a gravelled pathway accessing the paved patios adjacent to the house and the garden is mainly laid to lawn with mature trees and hedging providing a good degree of privacy.



LOCATION:

The small hamlet of Aldsworth lies approximately 2.5 miles to the east of Emsworth and 7 miles from Chichester, within the rich and varied countryside of the South Downs National Park. Miles of footpaths and bridlepaths provide many opportunities for walking and horse riding whilst the pretty villages of the South Downs are home to many popular country pubs.

The main shopping centres of Chichester, Havant and Gun Wharf Quays at Portsmouth are within convenient travelling distance by car or rail. Emsworth has a very good range of local shopping facilities, restaurants and picturesque walks around the northern reaches of Chichester Harbour. Mainline stations are available at both Emsworth and Havant with regular services either via Chichester to London Victoria or via Havant to London Waterloo.

Sailing is perhaps one of the predominant pastimes in the area with a choice of clubs in both Langstone and Chichester Harbours. There are two sailing clubs in Emsworth itself together with deep water moorings. Sparkes Marina on Hayling is situated further down the harbour and can give quicker access to the waters of the Solent. Golf courses can be found at Rowlands Castle, Goodwood and Walberton. Goodwood also plays host to a full calendar of horse racing at its internationally renowned racecourse together with the Festival of Speed and the September Revival meeting of its historic motor circuit. It also has a private country club with swimming pool, gym and tennis courts.



Oakwood, 5 Aldsworth Manor Barns, PO10 8QT

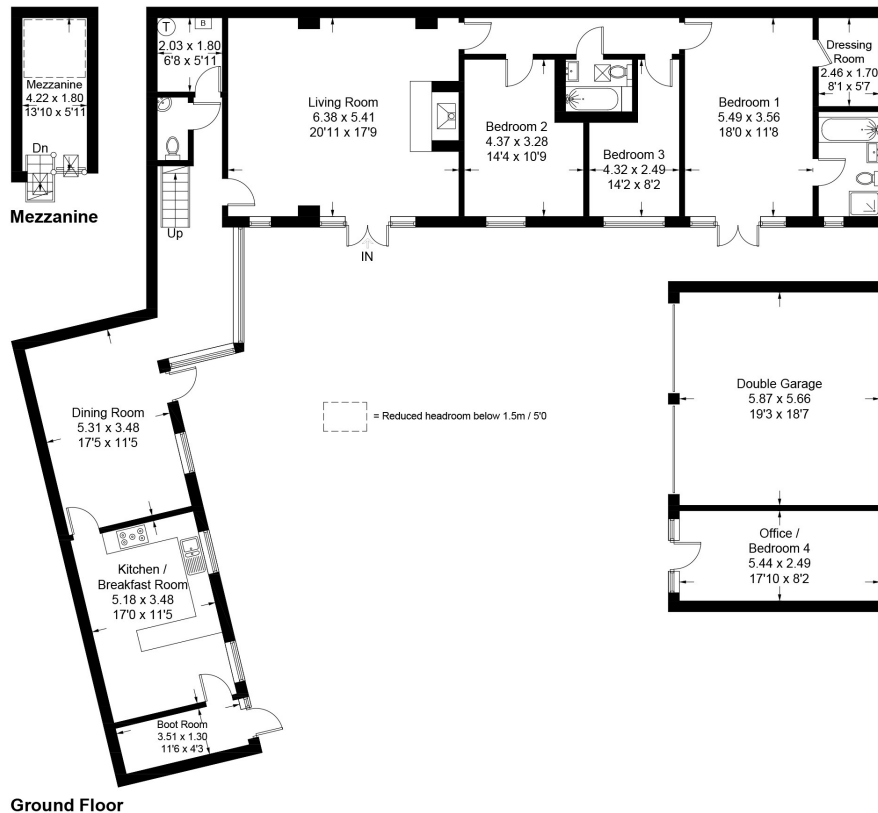
Approximate Gross Internal Area = 161 sq m / 1733 sq ft

Mezzanine = 8.2 sq m / 88 sq ft

Outbuilding = 47.6 sq m / 512 sq ft

Total = 216.8 sq m / 2333 sq ft

Produced for Stride & Son Estate Agent.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Emzo Marketing 2022. (ID896681)

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SERVICES: Mains water and electricity.
Private drainage.

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

Council Tax Band—Band G

Energy Rating—D

DIRECTIONS:

Leave Chichester to the north on the B2178 following signs to Funtington. Continue for some 7 miles and on entering Aldsworth take the first turning on the left (opposite the driveway to Aldsworth House). Follow the lane for a short distance and the entrance to Aldsworth Barns will be found on the left hand side.



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