



Four Oaks, Old Broyle Road, West Broyle, PO19 3PR

Guide Price £1,200,000

 **Henry Adams**  
estate agents



## Four Oaks, Chichester

An individual Arts and Crafts house of distinction with excellent scope to further improve, standing in 1.13 acre garden

- Spacious 3,210 sqft accommodation
- Excellent scope to further improve
- Sought after non estate location
- Numerous character features
- Three/four reception rooms
- Contemporary kitchen/breakfast room
- Four/five bedrooms
- En-suite shower room and family bathroom
- Triple garaging and extensive parking

Centrally positioned within a mature plot extending to 1.13 acres, this individually designed Arts and Crafts residence is steeped in charm and character.

The property is believed to date from the period between the wars and is built in a distinctive Tudor style, featuring oak beams, thumb latch doors, leaded light windows and Tudor style fireplaces.

Since purchasing the property in 2003, the present owners have extended the living accommodation into the original garage to create a spacious dual aspect dining room with bi-folding doors opening to the garden.





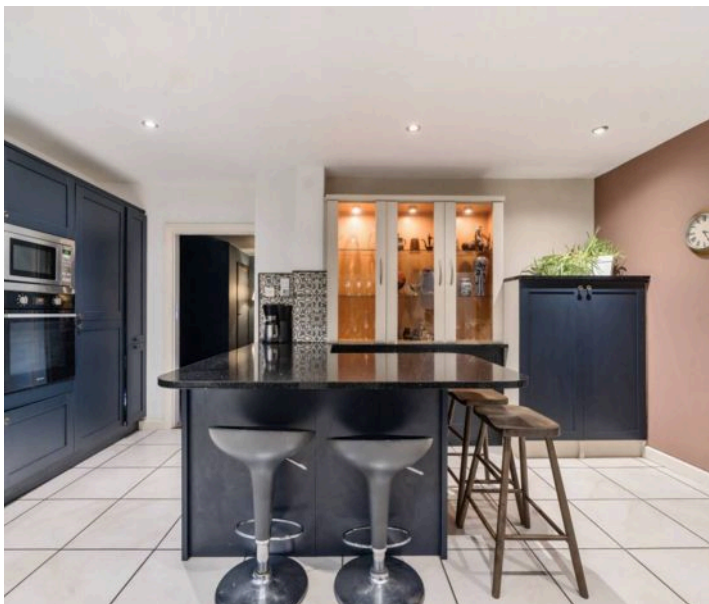


The property also has a large drawing room with an open fireplace, a large bay window and French doors open to a south facing veranda. There is also a second sitting room and study/fifth bedroom.

The kitchen is the hub of the home with classic shaker style cupboards, integrated appliances, granite worktops and breakfast bar. A cloakroom and utility room complete the ground floor. Upstairs, there are four bedrooms and a family bathroom. The principal bedroom has an en-suite shower room.

Outside, the secluded gardens are enveloped by mature trees and hedges. Double wrought iron gates open to a private drive and extensive parking area. The drive leads to a triple garaging block comprising a single and double garage. The garden is predominantly laid to lawn and has an alfresco dining area outside the dining room.

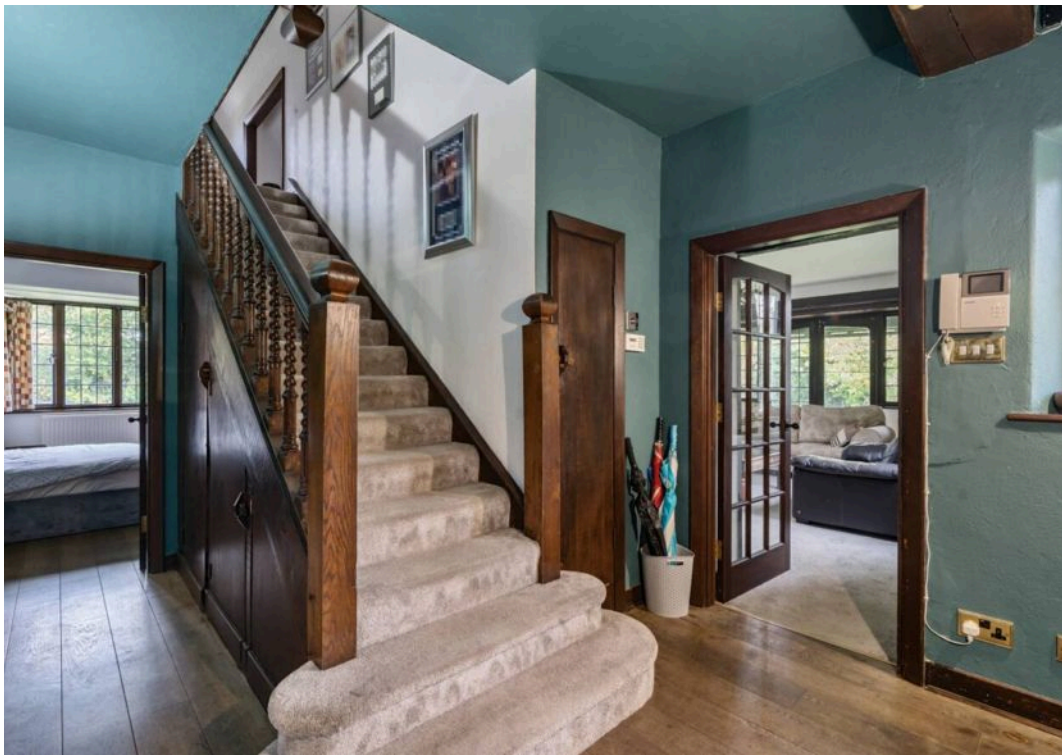
Chichester District Council - 24/25 Tax Band G £3,678.25



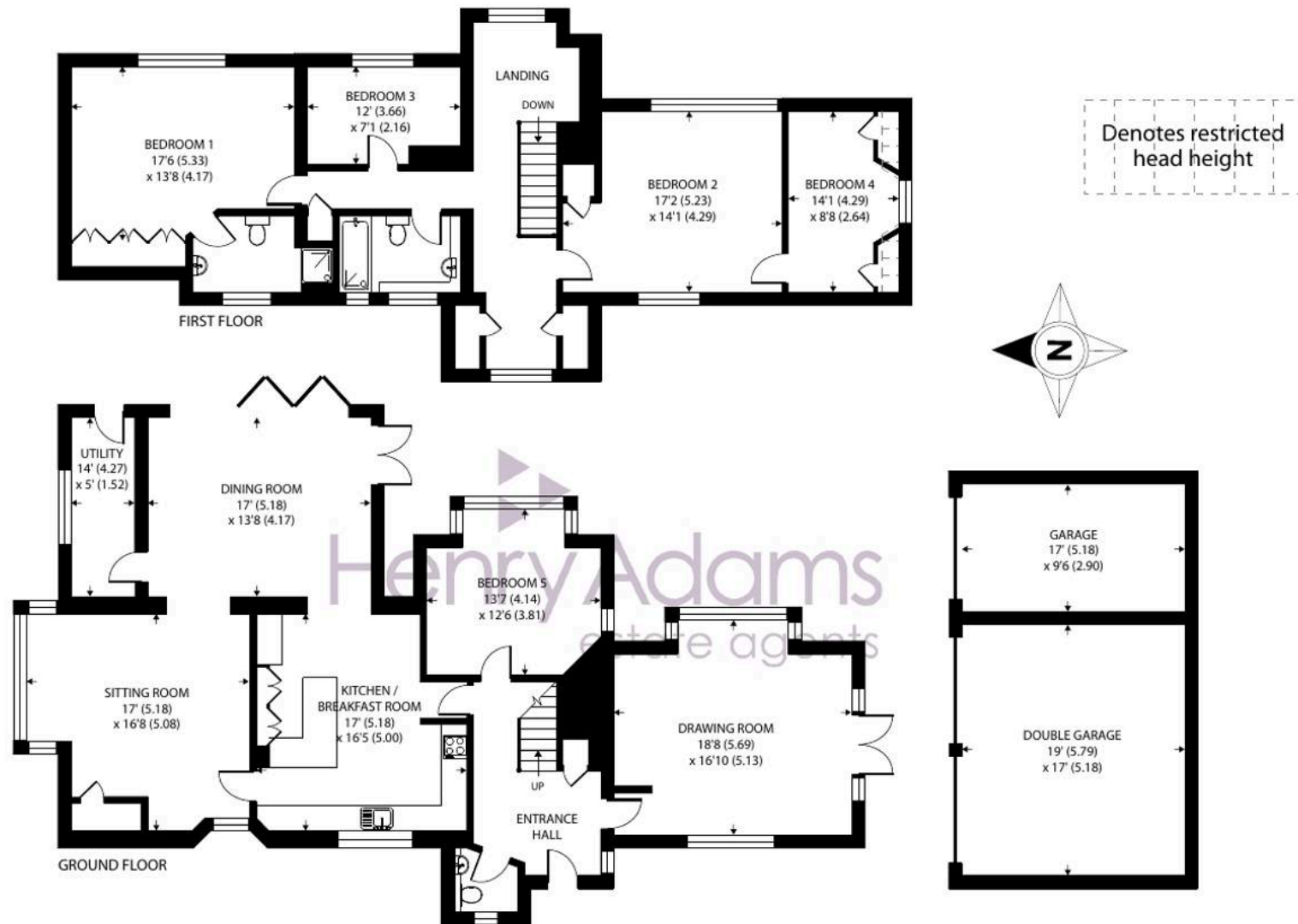












Approximate Area = 3197 sq ft / 297 sq m (includes garages)

Limited Use Area(s) = 13 sq ft / 1.2 sq m

Total = 3210 sq ft / 298.2 sq m

For identification only - Not to scale





**Location** - The house is situated in a semi-rural location on the edge of the cathedral city of Chichester which offers excellent high street shopping, many fashionable restaurants, cafes and bars, Festival Theatre and a mainline station to London Victoria. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are excellent sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

**Directions** - Proceed north west out of Chichester on the B2178 (St Pauls Road). After leaving the outskirts of Chichester proceed for approximately one mile and Four Oaks is on the left just before the turning to Salthill Road. what3words - remover.tweeted.haggling







## Henry Adams - Chichester

Henry Adams LLP, Rowan House Baffins Lane - PO19 1UA

01243 533377

[chichester@henryadams.co.uk](mailto:chichester@henryadams.co.uk)

[www.henryadams.co.uk](http://www.henryadams.co.uk)

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.