



Larchfield, Wandleys Lane, Walberton, BN18 0QS

Guide Price £625,000

 **Henry Adams**
estate agents

Larchfield, Walberton

Stunning extended detached bungalow set in mature gardens.

- Versatile detached bungalow
- Three/four reception rooms
- Three/four bedrooms
- Bathroom/WC and two further shower rooms/WC
- Lovely gardens
- Garage and driveway
- Popular location
- Viewing recommended

Set in a desirable and peaceful location, this beautifully presented extended three/four bedroom detached bungalow offers an exceptional blend of style, space and versatility.

Situated on the outskirts of the charming village of Walberton, residents enjoy easy access to local amenities.

The extended accommodation offered is bright, spacious and versatile. The property opens into a welcoming entrance porch leading to a well-equipped utility area and a contemporary kitchen featuring high-gloss units and integrated appliances.





French doors open into a bright garden room with dual access to the beautifully landscaped gardens and a sliding door into the elegant sitting/dining room. The generous sitting room features a charming bay window and leads to two bedrooms. Bedroom one offers sliding doors to the garden and a stylish en-suite with a double shower. Bedroom two also enjoys its own en-suite, while bedroom four, currently used as a dressing room, opens directly to the garden, making it ideal as a guest room or home office.

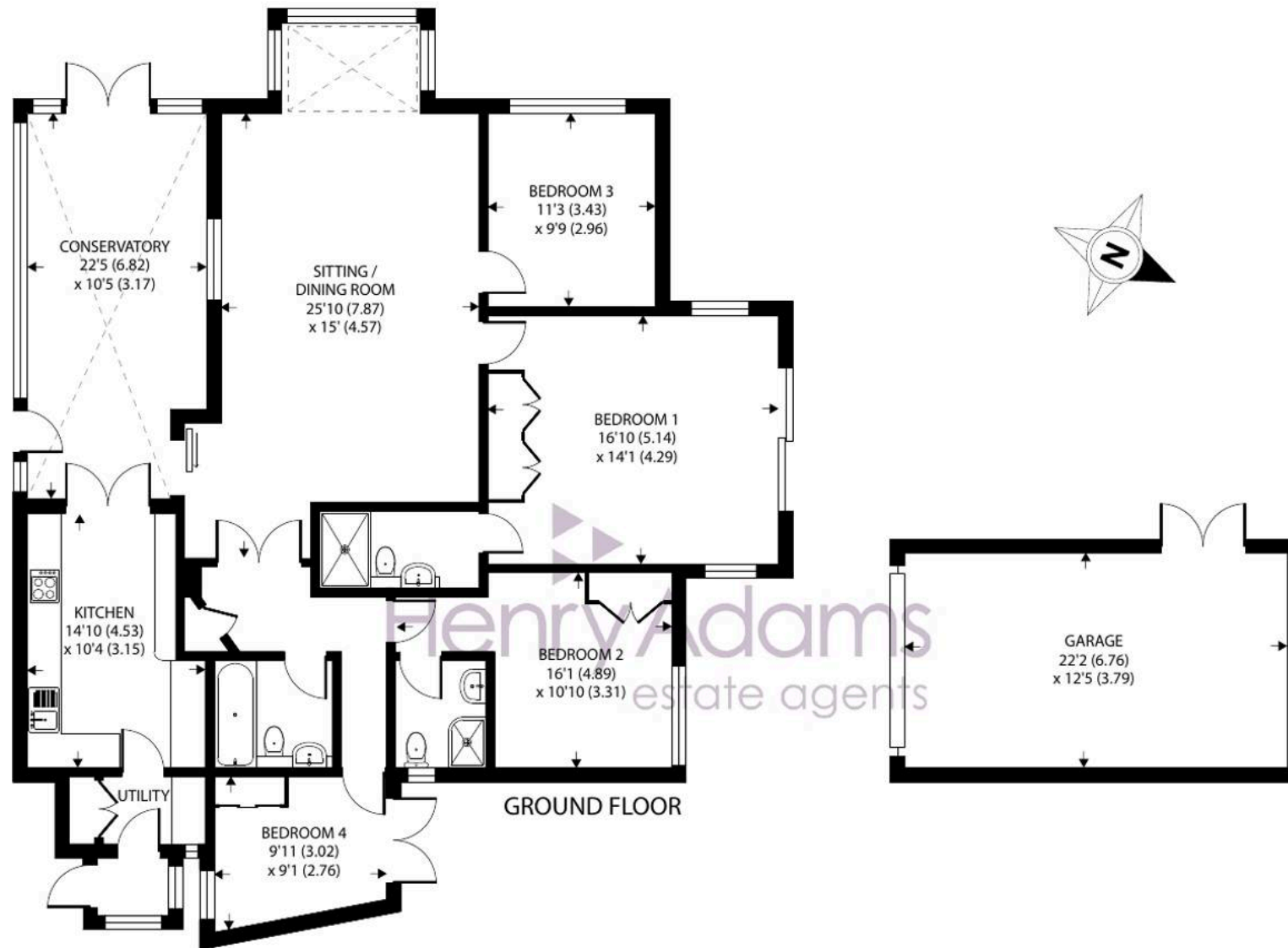
The wrap-around mature gardens are a true highlight, filled with vibrant flowers, established shrubs, manicured hedges and a tranquil water fountain. Completing the package is a large garage/workshop and a driveway. Additional benefits include solar panels, adding to the home's efficiency.

This is a rare opportunity to secure a flexible and immaculately maintained home in a sought-after village setting.

An early viewing is highly recommended.







Approximate Area = 1678 sq ft / 155.8 sq m

Garage = 276 sq ft / 25.6 sq m

Total = 1954 sq ft / 181.4 sq m

For identification only - Not to scale



Location - The village of Walberton has a thriving village community with interest groups and activities for all ages, as well as a range of local shops and golf course. A further range of shops can be found in nearby Barnham, as well as a mainline railway station to Brighton, Southampton, Gatwick airport, London Victoria and London Bridge. Walberton is also equidistant between Chichester and the historic town of Arundel. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, cinema, Pallant House Gallery and Festival Theatre. Fontwell race course and 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 - From Chichester proceed east on the A27. On reaching the Fontwell roundabout take the second exit into Arundel Road (signposted Fontwell village). Proceed over the mini roundabout and at the next mini roundabout turn right into West Walberton Lane. Take the first turning on the right into Wandleys Lane and after a short distance the property is on the right. what3words - remark.chairs.constrain

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.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk

Arun District Council - 25/26 Tax Band E £2,907.86 EPC-A

