



**MANSELL
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Mayaro House, Hook Lane, Aldingbourne, Chichester, West Sussex PO20 3TE



A rarely available 5-double-bedroom detached home extending to 3,046 sq.ft, ideal for multi-generational family living, set in a country lane 5-miles east of Chichester.

- 5-BEDROOM DETACHED HOUSE (3,046 SQ.FT) WITH 3-RECEPTIONS & 4-BATH/SHOWER ROOMS.
- BUILT IN 2009 TO AN INDIVIDUAL DESIGN & BUILD.
- SIGNIFICANT ROOM SIZES THROUGHOUT.
- IDEAL FOR ADULT CHILDREN LIVING AT HOME/CARING FOR OLDER RELATIVES.
- BRAND NEW VAILLANT GAS BOILER (DEC 2025).
- ATTACHED 31' TANDEM-LENGTH GARAGE WITH ELECTRONIC ROLLER DOOR.
- 2-PRIVATE DRIVEWAYS PROVIDING PARKING FOR UP TO 6 VEHICLES.
- BEAUTIFULLY LANDSCAPED FRONT & REAR GARDENS WITH EAST-WEST ASPECT.
- SOUGHT-AFTER COUNTRY LANE APPROX. 10-15 MIN DRIVE OF CHICHESTER & ARUNDEL.
- EPC RATING: B.
- COUNCIL TAX BAND: G.

An impressive 5-DOUBLE-BEDROOM DETACHED HOME extending to 3,046 sq ft, built in 2009 to an INDIVIDUAL DESIGN AND BUILD, having been a much-loved home by the current family since nearly new.

Beautifully presented and HIGHLY VERSATILE, it is ideally suited to MULTI-GENERATIONAL LIVING, whether for ADULT CHILDREN AT HOME or CARING FOR OLDER RELATIVES.

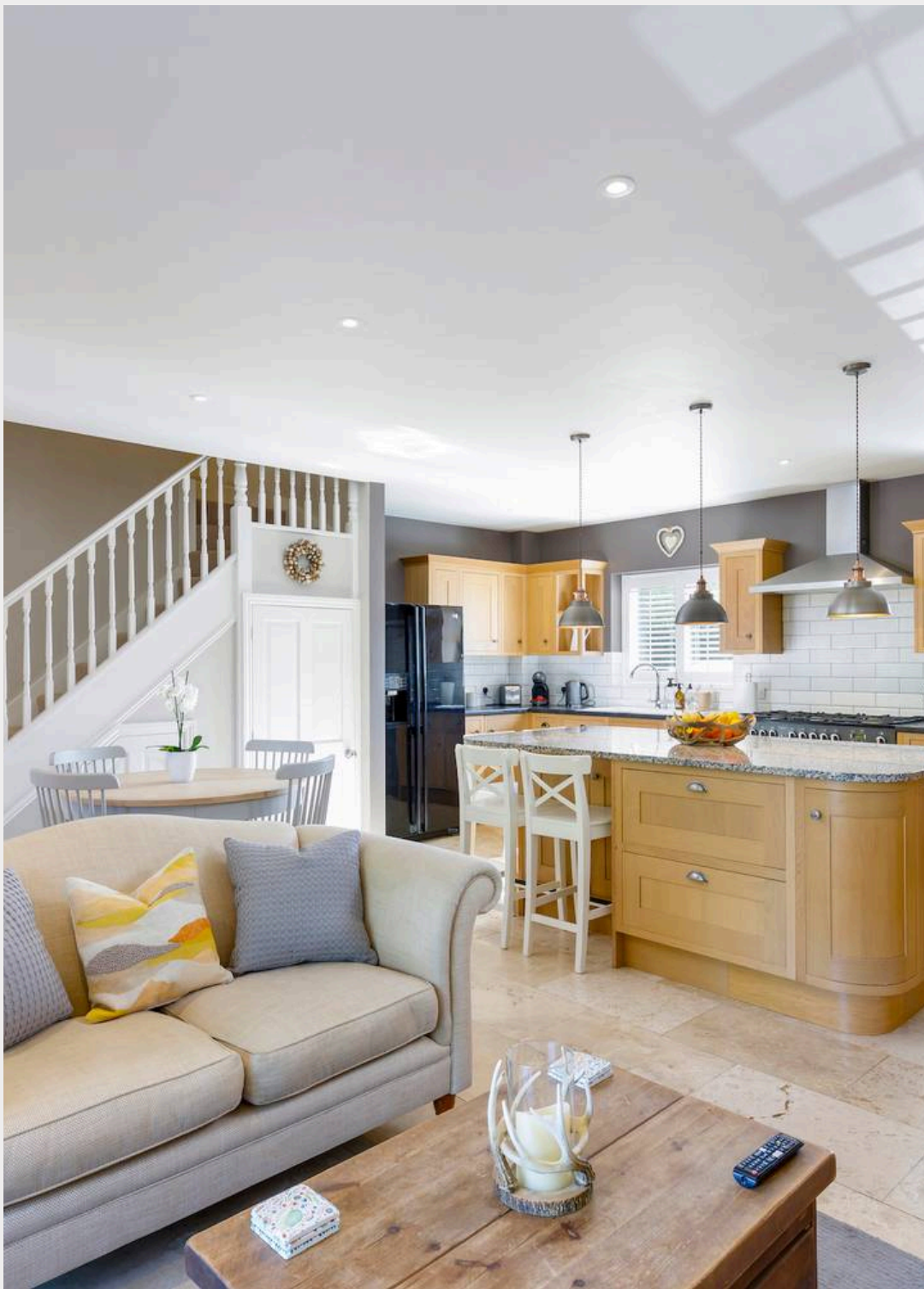
Situated in a sought-after country lane in Aldingbourne, the property enjoys surrounding countryside, while remaining within easy reach of CHICHESTER being APPROXIMATELY 5-MILES DISTANT, and Barnham, just 2.5 miles away with its mainline station.

Significant improvements have been carried out over the years to include a generous GROUND FLOOR BEDROOM CONVERSION with adjacent SHOWER ROOM, an ATTACHED TANDEM-LENGTH GARAGE EXTENSION with SECONDARY DRIVEWAY, RE-FITTING of all 4-BATH/SHOWER ROOMS and REDECORATION THROUGHOUT.









The accommodation comprises a spacious and welcoming RECEPTION HALL with understairs cupboard, an impressive triple-aspect SITTING ROOM with a woodburning stove inset to fireplace and patio doors opening to the garden. To the rear is a versatile room, formerly a study, now arranged as a SECONDARY KITCHEN with freestanding bespoke cabinetry, solid woodblock work surfaces, a double Butler-style sink, space and plumbing for a concealed washing machine and dishwasher, space for an upright fridge/freezer and an LPG gas cooker.

A large and beautifully appointed KITCHEN/DINING ROOM is comprehensively fitted with country-style cabinetry, a white ceramic sink, and an integrated dishwasher. Additional spaces are available for a Range-style cooker and a freestanding American-style fridge/freezer. A substantial island with granite work surface provides extensive storage and high seating for four, with ample room for a large dining table and chairs with patio doors alongside opening to a covered terrace, ideal for al fresco dining. A STAIRCASE FROM THIS ROOM rises to a superb, exceptionally bright FOURTH BEDROOM with a large domed roof lantern fitted with an electronically controlled blackout blind, two Velux roof windows, a wall-mounted Daikin air-conditioning unit and extensive eaves storage, making it ideal as a WORK-FROM-HOME OFFICE OR STUDIO.

Beyond the kitchen is a spacious UTILITY ROOM with an external door, fitted wall and base units, a secondary sink and spaces/plumbing for a washing machine and tumble dryer. A large, bright GROUND-FLOOR BEDROOM lies just off this area, served by an adjacent luxury SHOWER ROOM with WC and basin.

From the reception hall, a turned staircase rises to a part-galleried landing serving THREE DOUBLE BEDROOMS, all with fitted wardrobes. The PRINCIPAL BEDROOM AND BEDROOM TWO EACH BENEFIT FROM EN-SUITE SHOWER ROOMS, while BEDROOM THREE is served by a large and stylish FAMILY BATHROOM.

Benefits include: impressive room sizes throughout, brand new vaillant mains gas-fired boiler (Dec 2025) – wet underfloor heating to majority of ground floor, radiators to first floor, uPVC double-glazed windows and doors throughout, non-overlooked rear aspect.

OUTSIDE

TO THE FRONT are TWO DRIVEWAYS, EACH PROVIDING PARKING FOR UP TO 3 VEHICLES with areas of lawned garden alongside with shrub borders. A TANDEM-LENGTH ATTACHED GARAGE with light and power is fitted with a remote-controlled electronic roller door and a further personal door into the rear garden. A GATED SIDE ENTRANCE with block-paved path also leads to the rear garden.

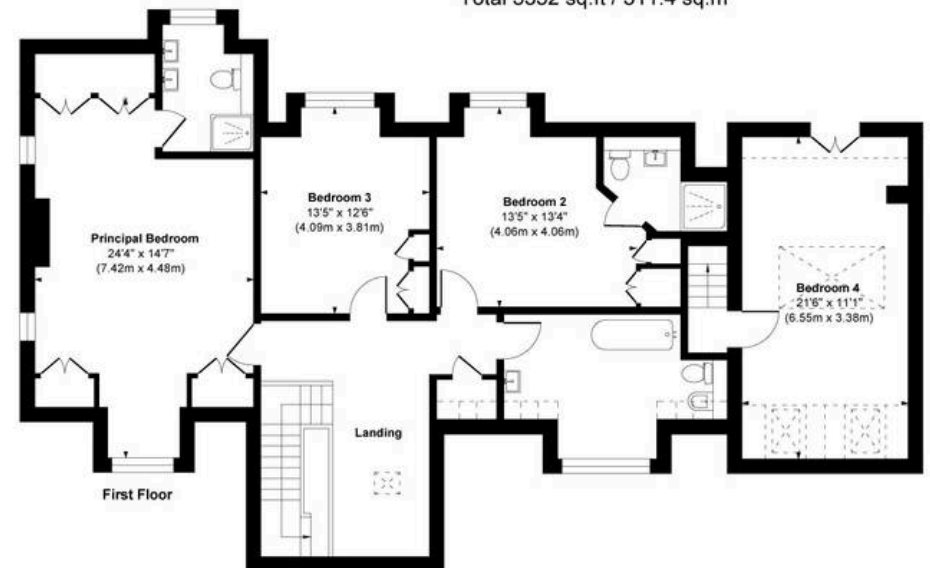
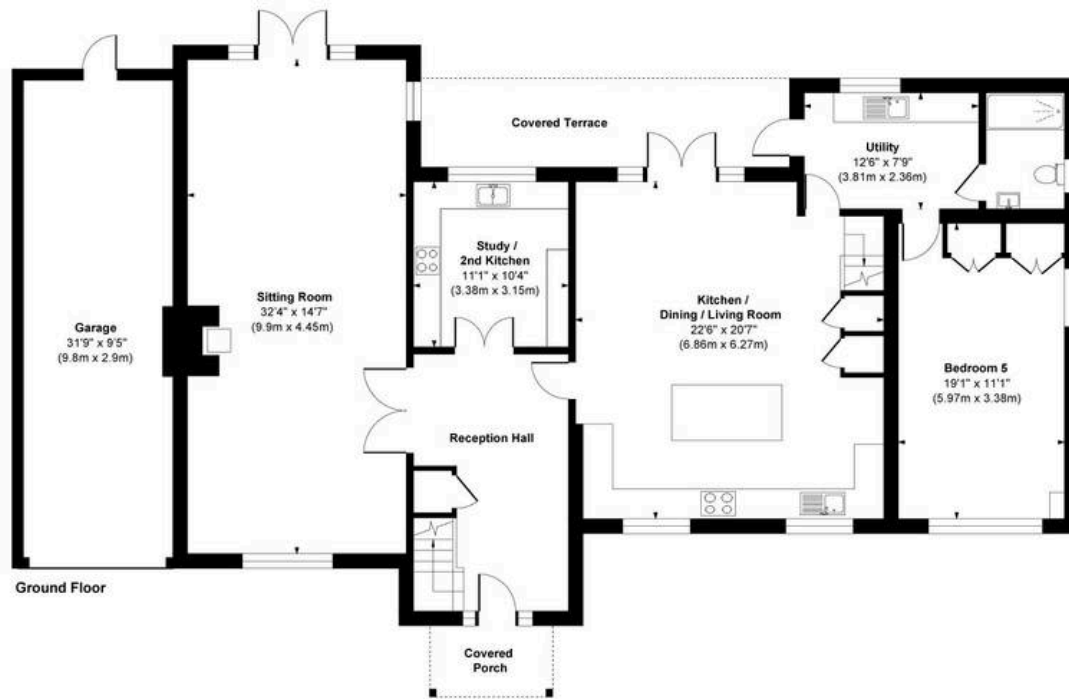
The REAR GARDEN, with its easterly aspect, is non-overlooked and beautifully landscaped with established fruit and specimen trees along with a colourful variety of plants and shrubs. There are TWO PATIOS a large COVERED TERRACE with downlighters, ideal for alfresco dining and entertaining. This delightful garden is part-walled with the remainder enclosed by wooden-panelled fencing and offers a high degree of privacy and seclusion.

NB. Under the Estate Agents Act 1979 (Section 21) we declare that the property is being sold by a member of staff of Mansell McTaggart Cuckfield Ltd.





Approximate Gross Internal Floor Area
Main House - 3046 sq. ft / 283 sq. m
Garage - 306 sq.ft / 28.4 sq.m
Total 3352 sq.ft / 311.4 sq.m



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



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