



Wintons, Hambrook Hill South, Hambrook, PO18 8UJ

Guide Price £1,250,000





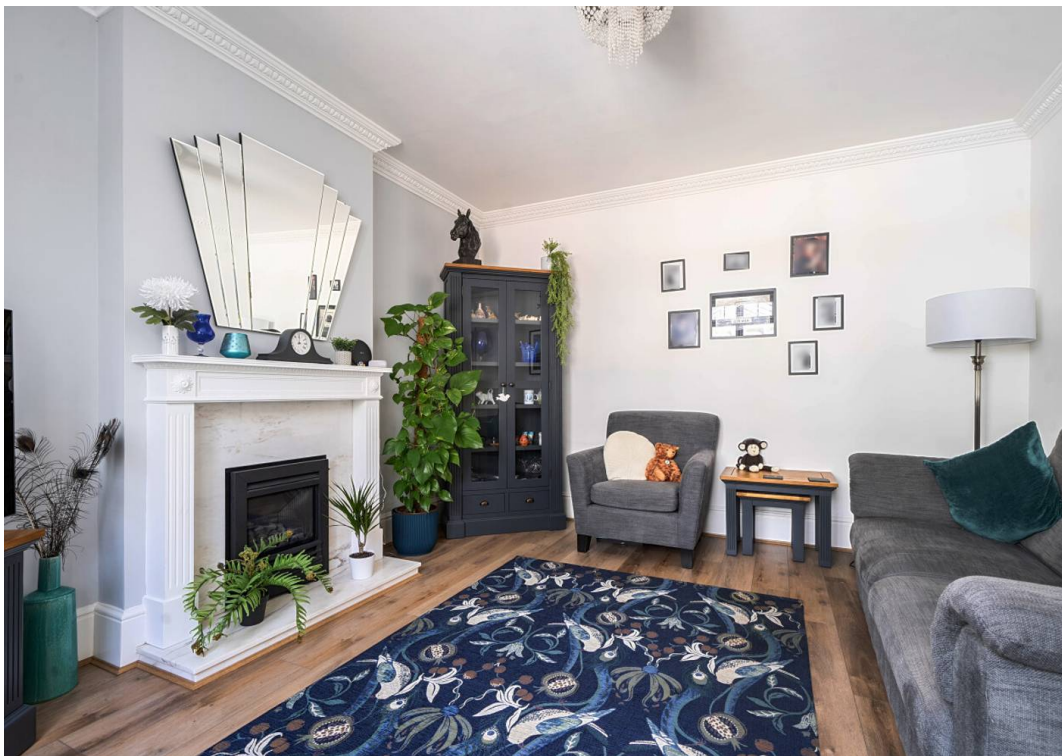
Wintons, Hambrook

An exceptional Edwardian home in a beautiful woodland setting.

- Beautifully restored and extensively remodelled four-bedroom detached Edwardian home
- Approximately 0.45 acres of secluded mature gardens
- Set within ancient woodland with a tranquil outlook
- Peaceful semi-rural location between Chichester and Emsworth
- Spacious and versatile accommodation extending to over two floors
- Stunning conservatory and unique home pub bar ideal for entertaining
- Stylish shaker kitchen with quartz worktops and central island
- Ground-floor principal bedroom suite with en suite and courtyard access
- Private driveway, garage, and additional visitor parking
- Character features throughout, seamlessly blended with modern comforts and high-quality fittings

Set within approximately 0.45 acres of secluded gardens and enjoying a picturesque woodland backdrop, this outstanding four-bedroom detached Edwardian residence occupies a peaceful semi-rural position between the cathedral city of Chichester and the waterside town of Emsworth.









Approached via a private single-track lane, the property has been extensively and sympathetically restored to an exceptional standard, seamlessly blending period charm with modern comforts.

The welcoming reception hall immediately sets the tone, featuring a traditional tiled floor, an attractive fireplace with gas-fired stove, and a striking oak staircase. Beyond, an inner hall leads to the impressive dual-aspect drawing and dining room, where a wood-burning stove is set within a character fireplace and a large picture window frames delightful views over the west-facing rear garden. A separate sitting room provides an additional cosy retreat.

A particular highlight of the home is the spacious conservatory, flooded with natural light and opening directly onto the garden through French doors. From here, a doorway leads to a unique home pub bar, complete with exposed brickwork and a vaulted ceiling, creating a wonderful space for entertaining.

The generously proportioned kitchen/breakfast room is both stylish and practical, featuring shaker-style cabinetry, contrasting quartz worktops, a central island, and integrated appliances including a microwave, full-height fridge and freezer, and dishwasher. There is also space for a Rangemaster-style cooker, while dual-aspect windows and a Velux rooflight provide excellent natural light. All four windows in the kitchen are fitted with electric blinds.

A separate inner hall gives access to a utility room with plumbing for a washing machine and the added convenience of a built-in dog shower.

The principal bedroom suite is thoughtfully positioned on the ground floor and benefits from a dual aspect, patio doors opening onto a private walled courtyard, and a beautifully appointed en suite shower room with a traditional-style suite and spacious walk-in shower.

The first floor offers three further double bedrooms together with an elegant family bathroom featuring a classic clawfoot bath.





Approximate Area = 2477 sq ft / 230.1 sq m

Garage = 193 sq ft / 17.9 sq m

Outbuildings = 156 sq ft / 14.4 sq m

Total = 2826 sq ft / 262.4 sq m

For identification only - Not to scale









Outside - The property is surrounded by mature, secluded gardens set within ancient woodland. The side garden incorporates a charming walled courtyard, a further patio with pergola, and areas of lawn, while the rear garden is predominantly laid to lawn and enclosed by established trees and shrubs, creating a remarkable sense of privacy and tranquillity. A wide private driveway provides ample parking and leads to a single garage with remote-controlled roller door. Across the lane, a private lay-by offers additional visitor parking.

Location - Wintons - nestled in the local village of Hambrook, is a short distance from the neighbouring villages of Nutbourne, Southbourne, Bosham and Funtington. These villages provide several amenities including doctors' surgeries, dentists, hairdressers, CO-OP supermarket and local pharmacies. Also just a 10 minute walk from Wintons is a well stocked Londis convenience store. There is more extensive shopping to be found at nearby Emsworth and Chichester. There are several public houses, restaurants, public and state schools in the surrounding area too. Nutbourne railway station is just a mile away at the south end of Broad Road. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars and the Festival Theatre. 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 events including Qatar Goodwood Festival. There are superb sailing facilities around Bosham, Chidham and Chichester Harbour, with 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. For the equestrians, there are local stables for livery within the surrounding area.

Directions - From Chichester proceed west along the A259 passing through Fishbourne and Bosham. On reaching Chidham take the turning right into Broad Road. Proceed north over the railway crossing and take the turning left after the Post Office into Priors Leaze Lane. Turn right into Hambrook Hill South, continue towards the end of the road and take the track on your left just before the watercress farm. Continue towards the end of the lane where the property is in on the left. What3words -haystack.steeped.total





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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.