



Rowan House, 7 Holly Tree Grove, Walberton, BN18 0FQ

Guide Price £833,000

Rowan House, Walberton

An exceptional detached home in an award winning village development.

- Exclusive Sussex Heritage Trust Award-winning development
- Prime village location in the heart of Walberton
- West-facing gardens extending to approximately 0.16 acres
- Spacious dual-aspect sitting room with wood-burning stove
- Impressive L-shaped kitchen/dining room
- Separate utility room
- Four well-proportioned first-floor bedrooms
- En-suite shower room plus a modern family bathroom
- Gravel driveway leading to double garage
- Solar panels with existing Feed-in Tariff.

Built in 2015 by local developer Hanbury Homes, this exceptional four-bedroom detached residence forms part of an exclusive collection of just seven homes surrounding a mature central greensward.

Situated in the heart of the highly sought-after village of Walberton, adjoining the Walberton Conservation Area, the property enjoys an enviable setting within a prestigious Sussex Heritage Trust Award-winning development.

Occupying a beautifully landscaped plot of approximately 0.16 acres, the property benefits from a west-facing rear garden featuring an extensive lawn, mature planted borders and a generous paved terrace, creating an ideal space for outdoor entertaining and family enjoyment.





The home is approached via a gravel driveway leading to an attached double garage with a remote-controlled roller door. A charming lychgate-style porch opens into a welcoming entrance hall, with a cloakroom/WC conveniently located off the hall.

The dual-aspect sitting room is both light and spacious, featuring a wood-burning stove as its focal point and double doors opening into the impressive open-plan kitchen/dining room. This superb L-shaped, dual-aspect space enjoys French doors leading directly onto the rear garden, seamlessly blending indoor and outdoor living.

The high-quality Sylvarna fitted kitchen is complemented by contrasting worktops and a central island. Integrated Siemens appliances include twin electric ovens with warming drawers beneath, an induction hob with chimney-style extractor, dishwasher, fridge and freezer. A separate utility room provides additional storage and appliance space while offering internal access to the double garage.

The first floor comprises four well-proportioned bedrooms and a contemporary family bathroom. The spacious principal bedroom benefits from a stylish en-suite shower room, while the remaining bedrooms provide flexible accommodation for family living, guests or home working.



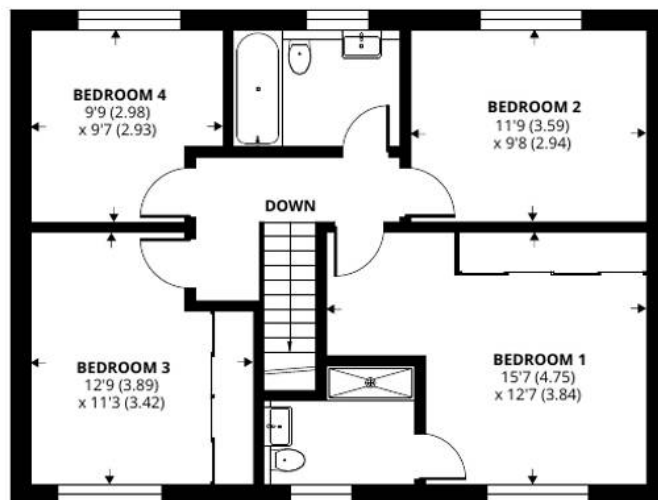
Further benefits include solar panels providing environmentally friendly electricity together with the valuable advantage of an existing Feed-in Tariff, enhancing the property's energy efficiency and reducing running costs.

Estate Charge: £600 pa

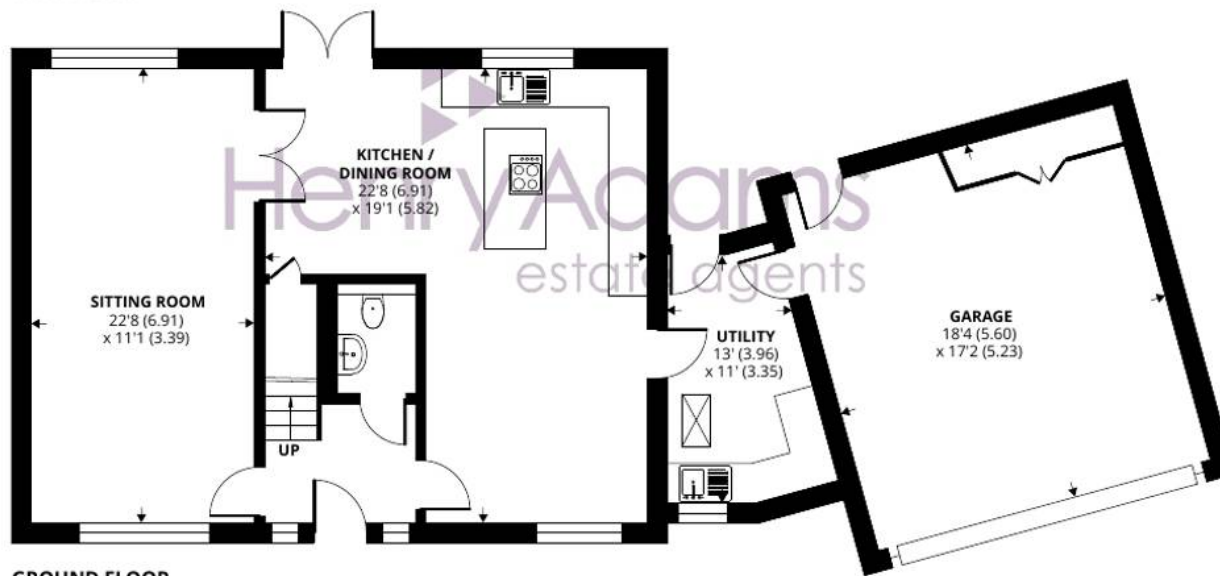
Arun District Council - 26/27 Tax Band F £3,608.68 EPC-A







FIRST FLOOR



GROUND FLOOR

Approximate Area = 1491 sq ft / 138.5 sq m

Garage = 315 sq ft / 29.2 sq m

Total = 1806 sq ft / 167.7 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, public house 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 - Upon entering the village of Walberton from the west, proceed along The Street for approximately 540 metres. The turn left immediately after The Holly Tree public house into Holly Tree Grove. Proceed into the cul-de-sac and Rowan House is on the left. What3words - blurs.cable.heartened





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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.