



8 Oakford Park, Halnaker, PO18 0BF

Guide Price £490,000

 **Henry Adams**
estate agents



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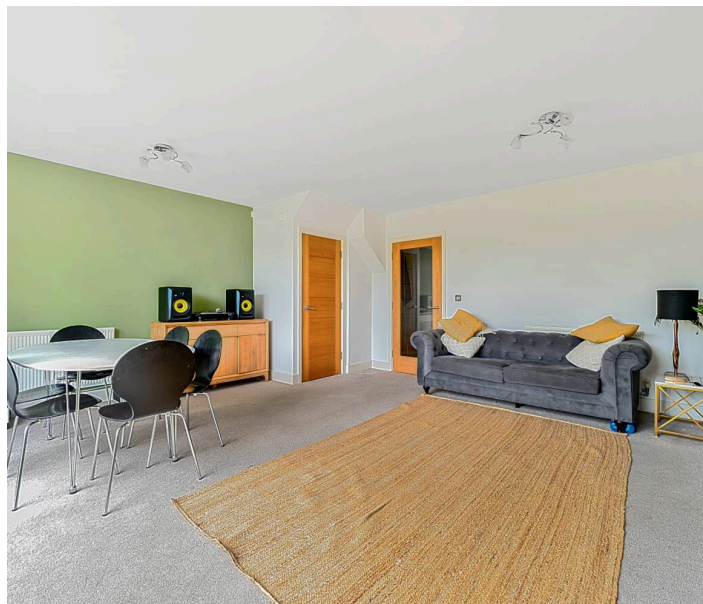
A premium semi-detached home just four miles north east of Chichester.

- Light spacious accommodation
- Outstanding downland countryside views
- Small private cul-de-sac in a delightful village setting
- Close to Tinwood Estate Vineyard
- Stylish kitchen including integrated appliances
- En-suite shower room to the principal bedroom
- Private drive to single garage
- Attractively landscaped secluded rear garden

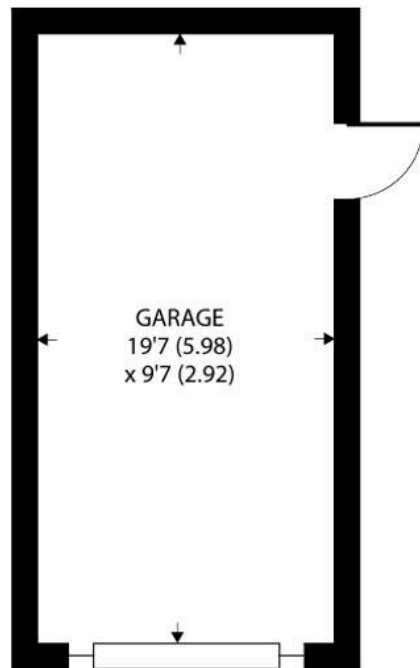
Nestled on the fringes of the captivating South Downs National Park, this premium three bedroom semi-detached house, built in 2012 by Oakford Homes, offers a harmonious blend of comfort and luxury in a tranquil village setting with views over farmland and close to the well established family owned Tinwood Estate Vineyard.

Upon entering the property, you are greeted by a welcoming entrance hall, which sets the tone for the elegance and style that flows throughout. To the side, a convenient cloakroom adds practicality to the space. The comprehensively appointed kitchen boasts a range of integrated appliances that cater to all your cooking needs. Adjoining the kitchen is the fabulous sitting room, featuring full-width picture windows that flood the room with natural light. Twin sliding patio doors open up to reveal a mesmerising view over the garden to the rolling countryside beyond, creating a seamless indoor-outdoor living experience.

The principal bedroom is a sanctuary of serenity, offering breathtaking downland countryside views through French doors and a Juliette balcony. Pamper yourself in the en-suite shower room, providing a private oasis within your own home. Two additional bedrooms provide ample space for family members or guests, and a family bathroom caters to their needs with a touch of elegance.







GARAGE
19'7 (5.98)
x 9'7 (2.92)

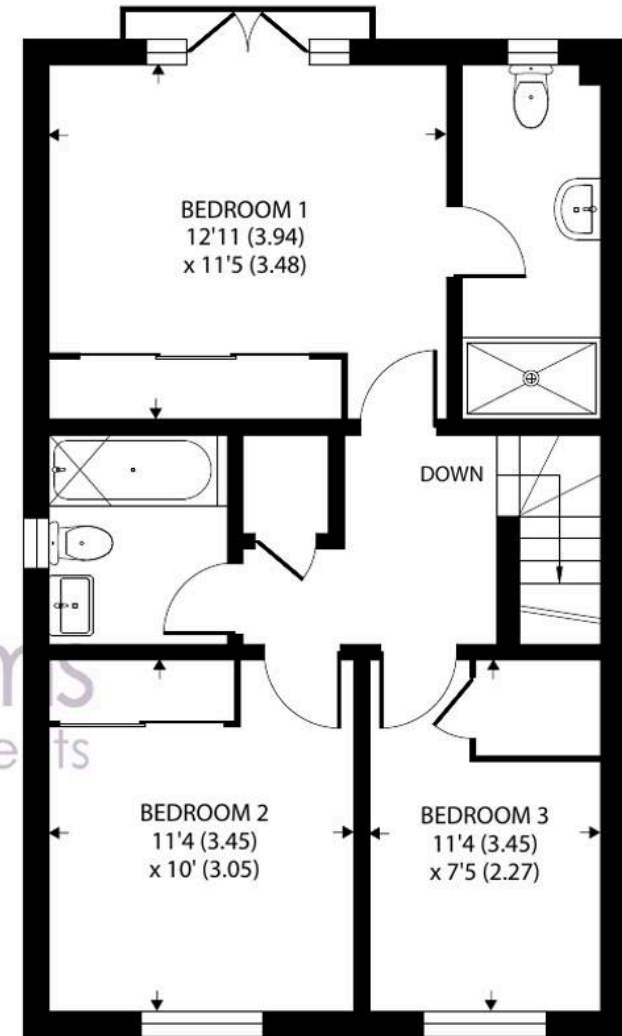


SITTING ROOM
17'9 (5.41)
x 16'3 (4.96)

KITCHEN
13'6 (4.11)
x 9'9 (2.96)

UP

GROUND FLOOR



BEDROOM 1
12'11 (3.94)
x 11'5 (3.48)

BEDROOM 2
11'4 (3.45)
x 10' (3.05)

BEDROOM 3
11'4 (3.45)
x 7'5 (2.27)

DOWN

FIRST FLOOR

Approximate Area = 1082 sq ft / 100.5 sq m

Garage = 188 sq ft / 17.5 sq m

Total = 1270 sq ft / 118 sq m

For identification only - Not to scale



Outside - A private drive leads to a single garage with an electric door and a side door providing easy access to the attractively landscaped rear garden.

Location - Within the hamlet of Halnaker there is the Anglesey Arms public house and Tinwood Estate Vineyard offering tours and wine tasting, lodges and private dining. Local amenities can be found in the neighbouring villages of Boxgrove and Tangmere. Nearby 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. The Cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, Festival Theatre and a mainline station to London Victoria. 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 east out of Chichester along the A27 taking the first exit signposted to Halnaker & Petworth (A285). On entering Halnaker, pass the crossroads and The Anglesey Arms on the right and then pass the next turning on the right into Tinwood Lane (signposted Tinwood Vineyard). Oakford Park is the next turning on the right. what3words - rare.bypassed.pony

Chichester District Council - 25/26 Tax Band D £2,363.45 EPC-C

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

