



8 Stanton Drive, Chichester, PO19 5QN

Guide Price £850,000



8 Stanton Drive, Chichester

A beautifully presented detached family home with a private west-facing garden and woodland.

- Attractive four-bedroom detached family home in a highly sought-after residential location
- Generous plot with an impressive wide frontage and ample driveway parking
- Bright and versatile accommodation
- Superb double-aspect sitting room with fireplace and conservatory overlooking the garden
- Well-appointed kitchen with breakfast bar, integrated appliances and separate utility room
- Study ideal for home working and a separate formal dining room
- Principal bedroom with fitted wardrobes and en-suite bathroom
- Private west-facing rear garden with mature planting and sun terrace
- Integral double garage/workshop plus additional off-road parking for several vehicles
- Conveniently located close to Chichester city centre, Goodwood and the South Downs National Park

Occupying a generous plot with an impressive wide frontage, 8 Stanton Drive is an attractive four-bedroom detached family home offering beautifully presented, light-filled accommodation with a versatile layout, complemented by a private west-facing garden.

Situated in one of Chichester's most sought-after residential locations, just north of the city centre, the property is ideally placed for Goodwood, the South Downs National Park and an excellent range of local amenities.





A welcoming reception hall, with cloakroom, sets the tone for the spacious interior and provides access to the principal reception rooms. To the front is a study, ideal for home working, while the superb double-aspect sitting room features an attractive fireplace, a bay window overlooking the front garden and double doors opening into a bright conservatory with delightful views across the rear garden.

The well-appointed kitchen is fitted with an extensive range of floor and wall units, integrated appliances, generous work surfaces and a breakfast bar. A separate utility room provides access to the sun room and the integral double garage/workshop. The dining room offers an excellent space for entertaining and connects to the sitting room via glazed double doors, creating flexibility for both formal occasions and everyday family living.

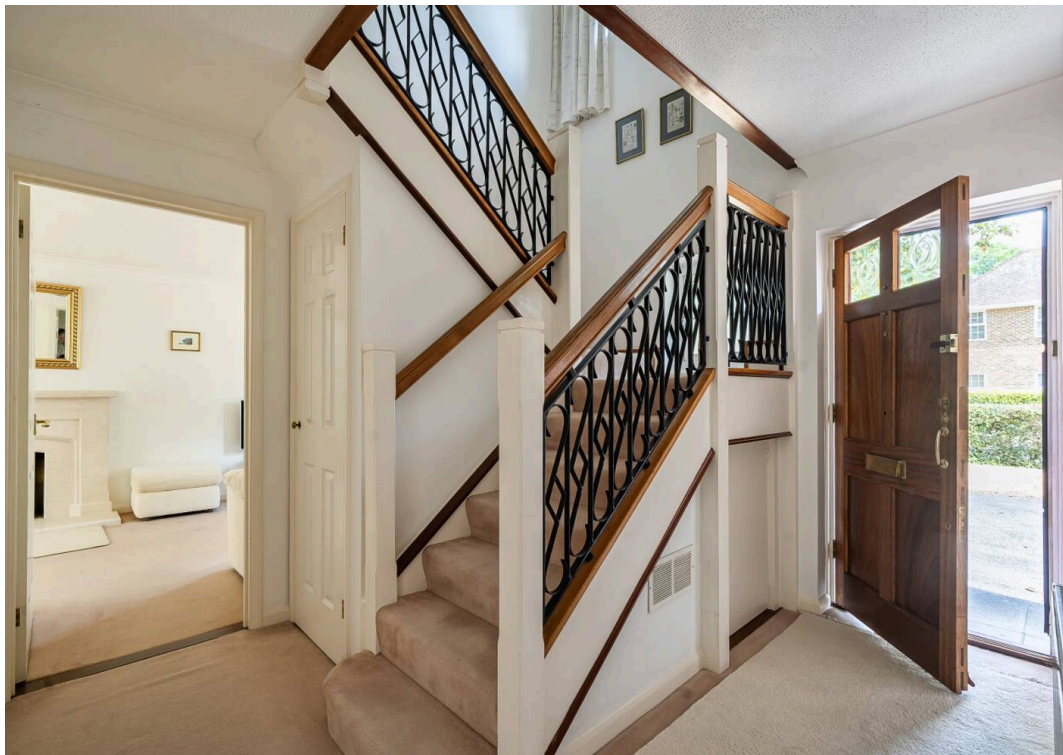
The first floor comprises four well-proportioned bedrooms, served by a stylish family bathroom. The principal bedroom enjoys a peaceful rear aspect, fitted wardrobes and a well-appointed en-suite bathroom.

Approached via a leafy residential road, the property benefits from a substantial driveway providing parking for several vehicles and access to the integral double garage.

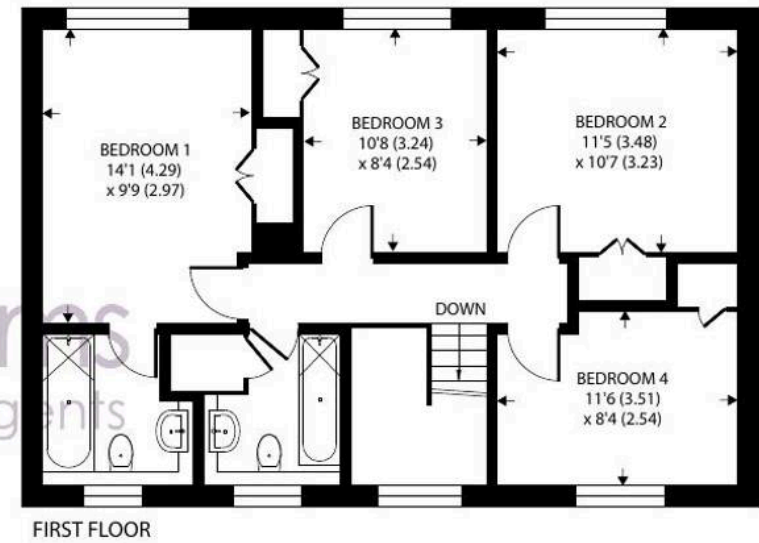
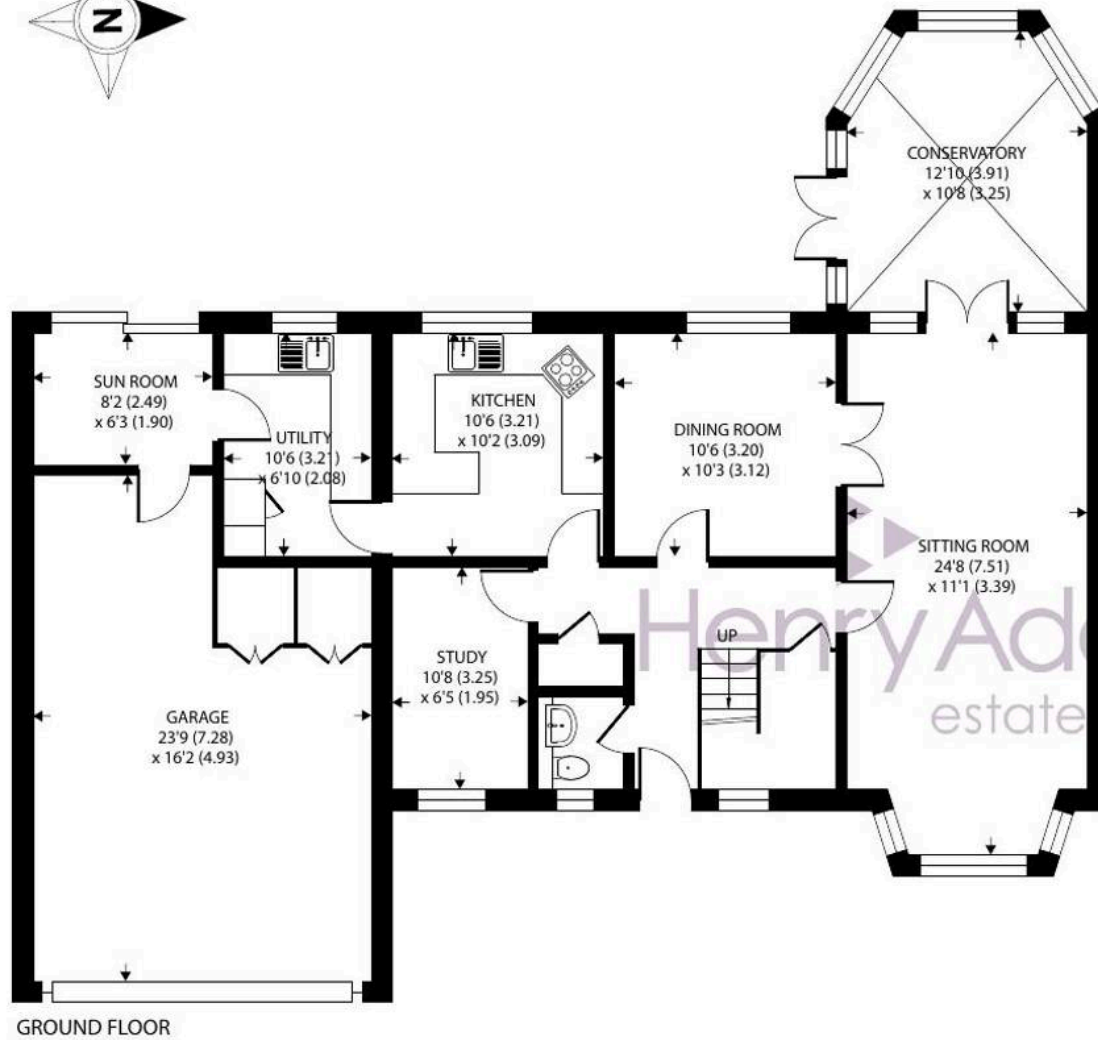
The delightful west-facing rear garden is a particular feature, enjoying an excellent degree of privacy with a generous lawn, mature trees, well-stocked borders and colourful shrubs. A sun-drenched patio provides the perfect setting for al fresco dining and entertaining. Beyond the rear boundary, the property also enjoys ownership of a strip of mature woodland, creating a wonderful natural backdrop and enhancing the sense of privacy and seclusion.

Chichester District Council - 26/27 Tax Band G £4,153.59 EPC-D









Approximate Area = 1726 sq ft / 160.3 sq m
Garage = 349 sq ft / 32.4 sq m
Total = 2075 sq ft / 192.7 sq m

For identification only - Not to scale



Location - Nearby there is a convenience store, doctors surgery with pharmacy and there is a bus service every 30 minutes into Chichester. 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. 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 - Proceed north out of Chichester on the A286 Broyle Road (signposted to Midhurst). Continue along this road passing the Roussillon development on your right. Take the second turning on the right into Stanton Drive and number 8 is a short distance along on the right. What3words - comic.rent.sands

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







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