





This attractive and deceptively spacious home offers well-balanced and versatile accommodation arranged over two floors, perfectly suited to modern family living. Thoughtfully laid out and filled with natural light, the property combines generous reception space with practical day-to-day functionality, while the exceptionally large L-Shaped rear garden sets it apart as a rare opportunity within the village.

On the ground floor, the entrance hall leads through to a generously sized sitting room, filled with natural light and centred around an attractive feature fireplace. This flows seamlessly into a large conservatory, creating an excellent additional reception area ideal for entertaining or relaxing while enjoying open views across the garden. The kitchen is fitted with a range of modern units and is complemented by a separate utility room and a convenient ground floor cloakroom.

Upstairs, the first floor provides three comfortable bedrooms, including two well-proportioned doubles and a third room perfectly suited as a single bedroom, nursery or study. A family bathroom completes the accommodation on this level.

Externally, the property benefits from a gravelled front garden with a paved pathway leading to the entrance, enclosed by decorative fencing. To the side, there is off-road parking for two vehicles. The rear garden is a particular feature — exceptionally large for the village, predominantly laid to lawn with mature borders, and offering a private and highly versatile outdoor space ideal for families, keen gardeners, or those seeking further potential. A detached workshop provides excellent additional storage or hobby space, further enhancing the practicality of the home.

- SPACIOUS FAMILY HOME
- THREE BEDROOMS
- OFF ROAD PARKING
- LARGE L-SHAPED GARDEN
- VERSATILE LIVING SPACE
- LARGE CONSERVATORY
- DETACHED WORKSHOP
- SOUGHT AFTER FUNTINGTON VILLAGE

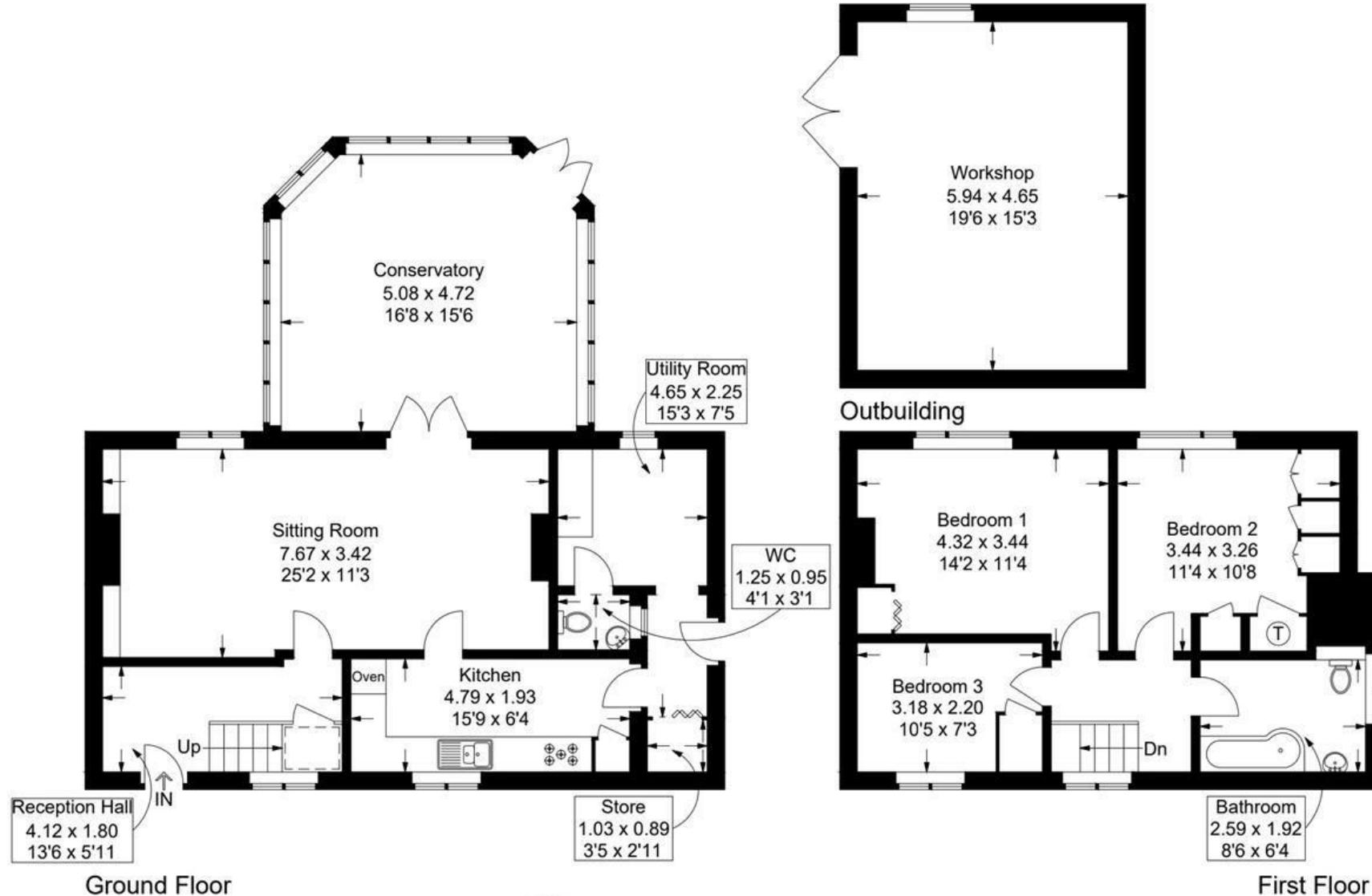


# Haresfoot Close, Funtington

Approximate Gross Internal Area = 129.8 sq m / 1397 sq ft

Outbuilding = 27.7 sq m / 298 sq ft

Total = 157.5 sq m / 1695 sq ft



= Reduced headroom below 1.5m / 5'0"

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