NEXA PROPERTIES

WEST ASHLING ROAD, HAMBROOK

PRICE GUIDE £600,000

PRICE GUIDE £600k-£650k Nestled in the sought-after village of Hambrook, this beautifully presented character cottage effortlessly blends period charm with contemporary living. Offering over 1,450 sq ft of versatile accommodation, the property has been thoughtfully updated to create a stylish family home whilst retaining its original character. The heart of the home is the stunning open-plan kitchen, dining and living space, designed for modern living and entertaining, complemented by additional reception rooms that provide flexibility for families, home working or relaxing.

The ground floor offers a welcoming entrance hall leading to a cosy sitting room, a separate family room and an impressive open-plan kitchen/dining/living room with a central island and generous space for entertaining. Flooded with natural light, this sociable area provides the perfect setting for everyday family life and opens seamlessly to the garden. A convenient ground floor cloakroom completes the accommodation.

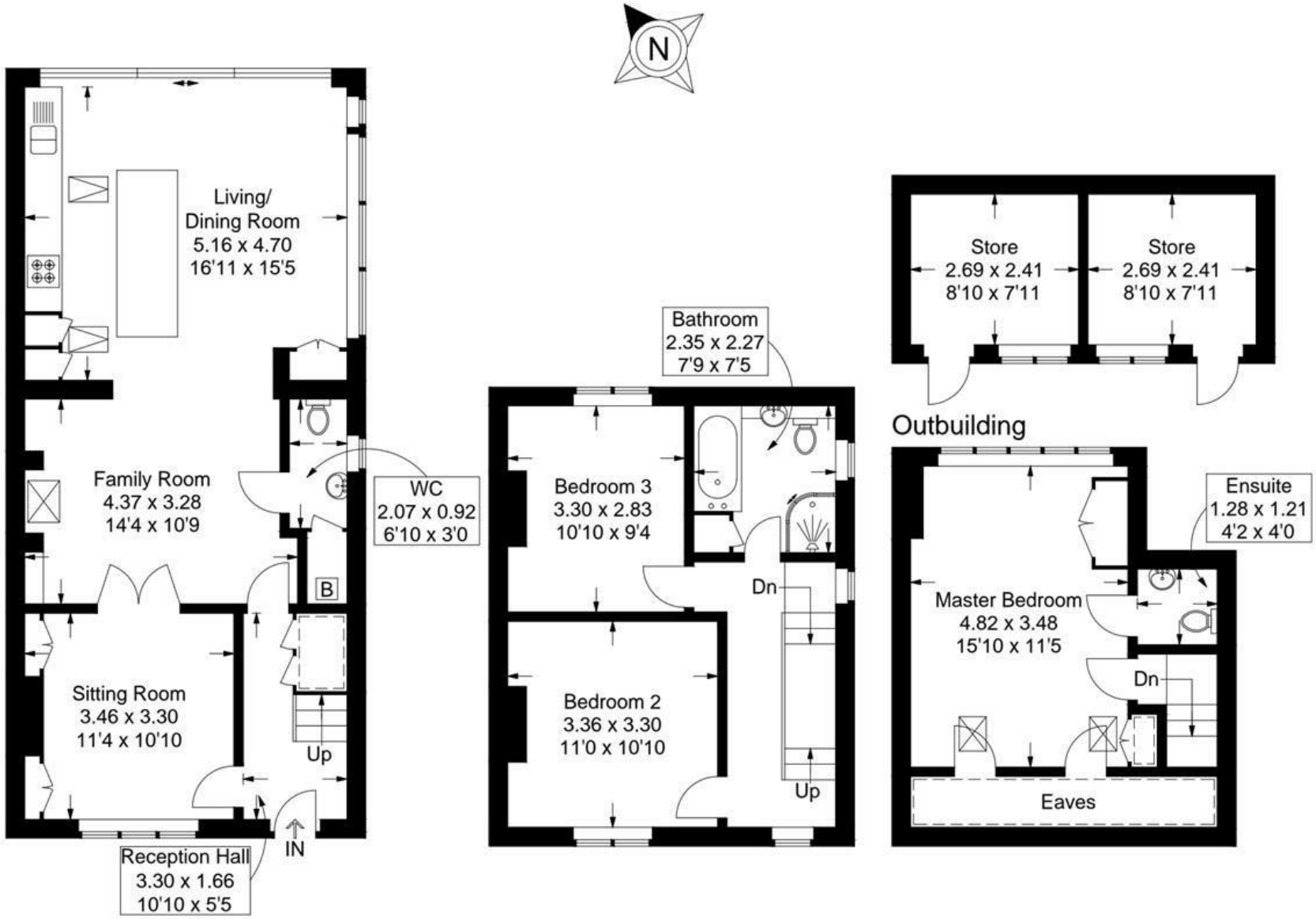
On the first floor are two generous double bedrooms and a further single bedroom, all served by a stylish family bathroom. Occupying the entire second floor is a superb principal bedroom suite, creating a peaceful retreat complete with its own en-suite shower room and useful eaves storage.

Outside, the property enjoys attractive gardens, providing a wonderful setting for outdoor dining, entertaining and relaxing. The garden also benefits from two useful detached timber sheds, offering excellent storage for gardening equipment, bicycles and outdoor furniture. Situated within easy reach of Chichester, Emsworth and the South Downs National Park, this exceptional cottage combines village charm with modern convenience, making it an ideal home for families, professionals and those seeking a peaceful semi-rural lifestyle.

- BEAUTIFUL PERIOD COTTAGE
- ATTRACTIVE GARDENS
- OPEN PLAN KITCHEN
- CENTRAL KITCHEN ISLAND
- PRINCIPAL EN-SUITE
- TWO RECEPTION ROOMS
- MODERN FAMILY BATHROOM
- GROUND FLOOR WC
- VERSATILE ACCOMMODATION
- POPULAR HAMBROOK LOCATION

Beech Cottage, West Ashling Road, Hambrook

Approximate Gross Internal Area = 122.9 sq m / 1322 sq ft
Outbuilding = 13.6 sq m / 146 sq ft
Total = 136.5 sq m / 1468 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.