



Stanefield
Halnaker, Chichester, West Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A well-presented village property with paddock and a substantial garden, in a charming South Downs setting

An impressive semi-detached family home with four bedrooms and highly attractive accommodation, set in a picturesque village location with stunning countryside on its doorstep. The property is set in almost an acre of grounds enjoys views towards the iconic Halnaker Windmill, backing on to the Goodwood Estate and South Downs National Park.



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE OUTBUILDINGS



0.948 ACRES



FREEHOLD



RURAL/VILLAGE



2,920 SQ FT



GUIDE PRICE £985,000



The property

Stanefield is a stunning semi-detached house in a semi-rural village setting within easy reach of Chichester city centre. The property features red brick, tiled and painted timber-panelled elevations outside, whilst inside the décor is elegant and calming throughout.

There are three ground-floor reception rooms, with the largest being the 24ft sitting room. It features a brick-built fireplace fitted with a woodburning stove, as well as a large south-facing window affording views onto the beautiful garden. There is also a secondary reception room in the welcoming reception hall, where a further panoramic window overlooks the garden, while the office to the rear provides useful ground-floor living space and could be used as a formal dining room or an additional sitting room if required. The generous open-plan kitchen and breakfast room has bi-fold across the entire back wall, creating a connection to the outside space. The kitchen itself has farmhouse-style units providing plenty of storage space, a central island with a breakfast bar, and an

aga, with the utility room and boot room providing further storage space.

Upstairs there is a large principal bedroom with 3 further generous bedrooms, one with an en-suite dressing room, and there is also a family bathroom.

Outside

Five-bar wooden gates open onto the driveway, which leads to the house and the double garage to the side. There is plenty of parking on the driveway, as well as in the garage, which also has a workshop, while the tractor shed provides space for garden storage. The garden at the front of the property includes a well-kept lawn with border trees and hedgerows, and beds with various established shrubs and perennials. There is also a patio area for al fresco dining, taking advantage of the sunny aspect. The rear garden offers a large patio area across the back of the house, plus an ornamental pond and expansive lawn bordered by mature trees and established shrubs. A gateway opens onto the large paddock, creating an excellent space for a small-holding or for equestrian use.









Location

Halnaker is a popular village surrounded by the stunning open countryside of the South Downs National Park. The property backs onto the Goodwood Estate, and with the renowned Tinwood Vineyard opposite, the location is ideal for those interested in fine wine, horseracing, golf and for motor enthusiasts wanting to attend the annual Festival of Speed and the Revival meeting. Everyday essentials are provided by the Village Store & Deli in Boxgrove, and the Village Hall and Community Centre is an excellent venue for activities. Chichester offers extensive shopping, supermarkets, restaurants, cafés and leisure and cultural attractions, including the renowned Festival Theatre, ancient Cathedral, Summer Arts Festival, galleries and museums. Sailing may be enjoyed at the many centres around Chichester Harbour and there are many miles of foot and bridlepaths on the South Downs. Chichester has a mainline railway station with connecting services along the South Coast to London Victoria, and from nearby Havant to London Waterloo. By road, the A27 provides easy access towards the A3(M) and the M27.

Distances

- Chichester 3.9 miles
- Nearby Stations
- Chichester station
- Barnham station

Key Locations

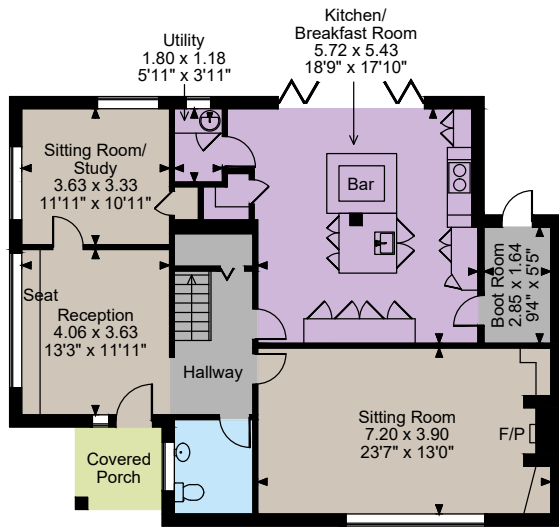
- Goodwood Estate
- Tinwood Estate and Vineyard
- Denmans Gardens
- Chichester Cathedral
- Arundel Castle
- Chichester Harbour
- South Downs National Park
- Amazing beaches

Nearby Schools

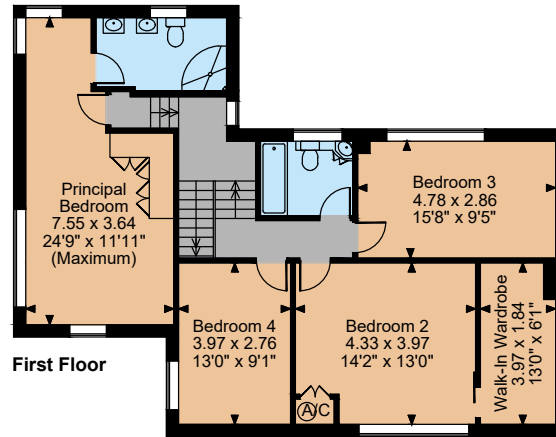
- Boxgrove Primary School
- Great Ballard School
- Slindon College
- Bishop Luffa School
- Westbourne House School
- Seaford College







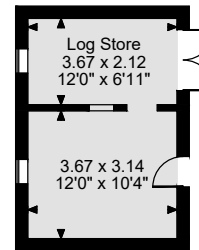
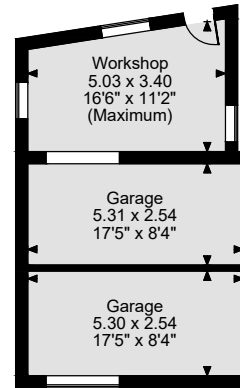
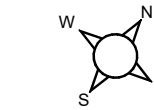
Ground Floor



First Floor



Store
4.96 x 2.84
16'3" x 9'4"



Tractor Shed/Storage



Floorplans

House internal area 2,255 sq ft (210 sq m)
 Garage internal area 297 sq ft (28 sq m)
 Tractor shed/ storage/ workshop internal area 368 sq ft (34 sq m)
 Total internal area 2,920 sq ft (272 sq m)
 For identification purposes only.

Directions

PO18 0NF

///zaps.mixing.tenses - brings you to the frontage

General

Local Authority: Chichester District Council

Services: Mains electricity, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: D

Tenure: Freehold

Chichester

31 North Street, Chichester PO19 1LY

01243 832 600

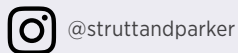
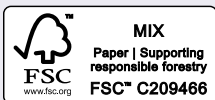
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The position & size of doors, windows, appliances and other features are approximate only.

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