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C B WILLIAMS PROPERTY

Southbrook Lodge, West Ashling, West Sussex, PO18

Asking Price £2,250,000.

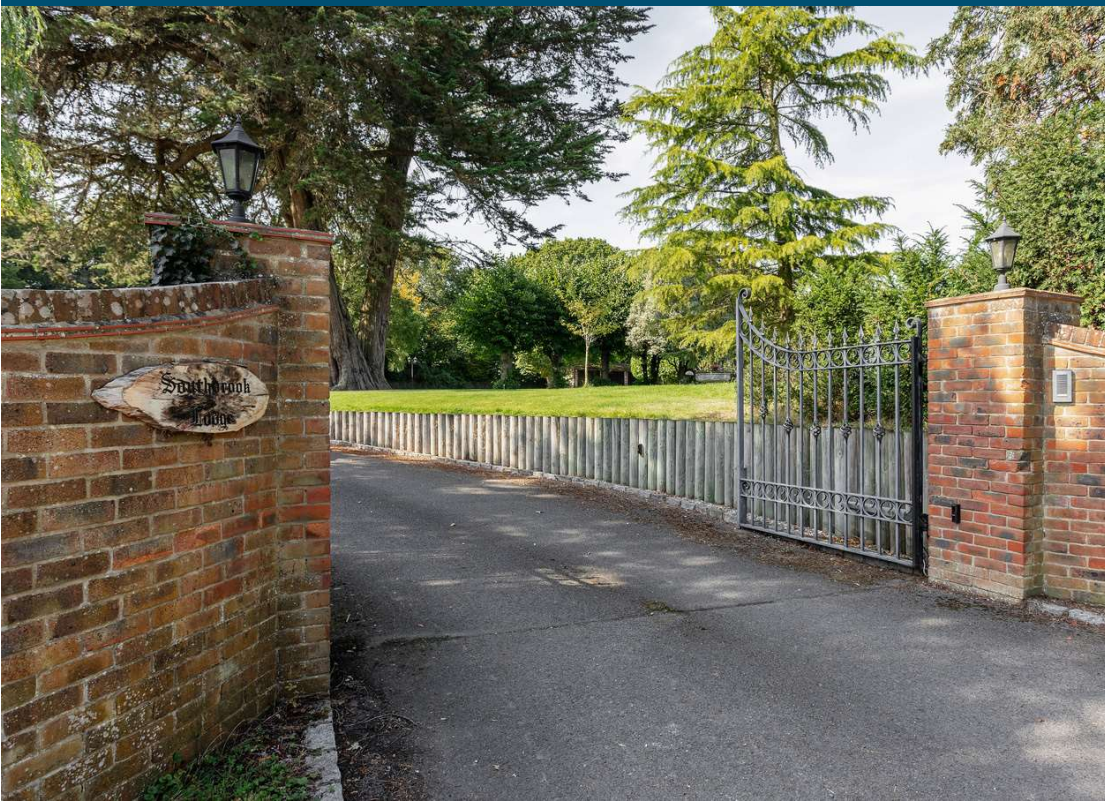
Southbrook Lodge

Southbrook Lodge is an impressive country home, set within just over two acres of beautiful gardens, approached through private gates and along a sweeping driveway which cuts through the extensive lawn past the great cedar tree and around to the front of the house.

 5 Receptions

 6 Bedrooms

 4 Bathrooms





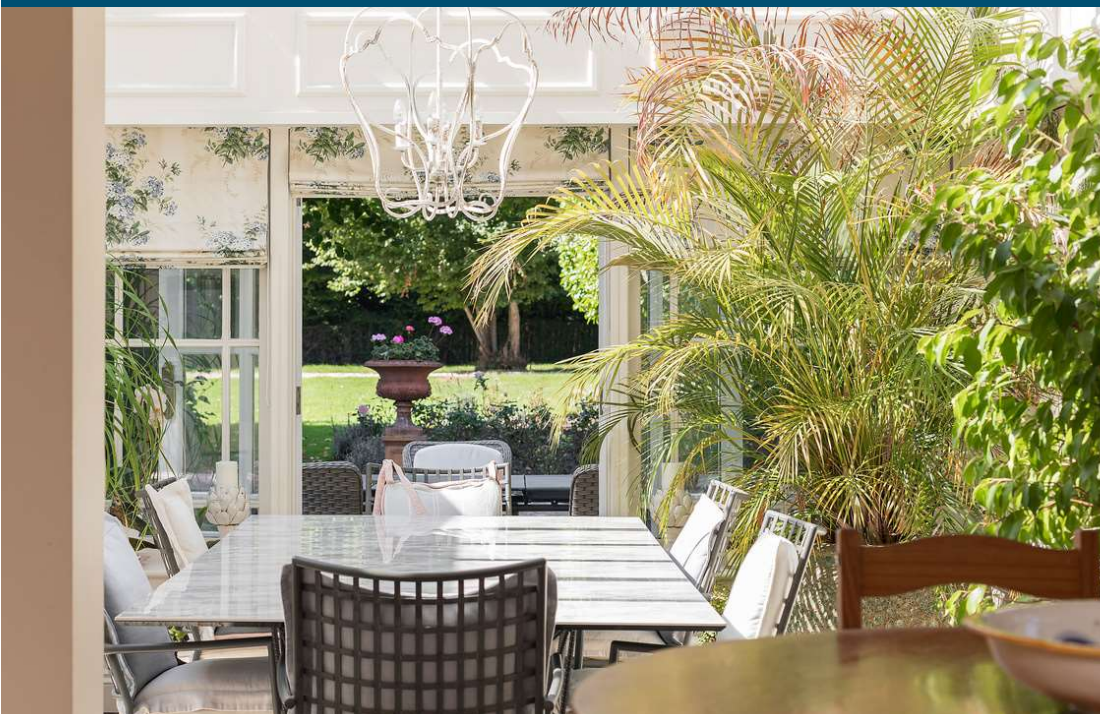


The main house provides exceptional family living space, from the central hallway the downstairs accommodation includes a spacious family kitchen and dining area set within a beautiful orangery offering views across the garden. Double doors lead out to the garden where there is further outdoor dining area on the terrace, surrounded by flower beds with views across the lawn.

There is a large drawing room with open fireplace, triple aspect windows and French doors leading outside to the South facing terrace surrounding the pond.

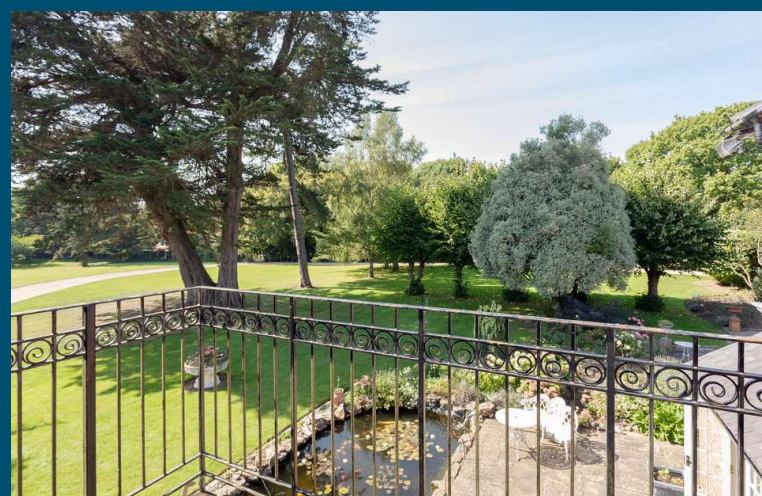
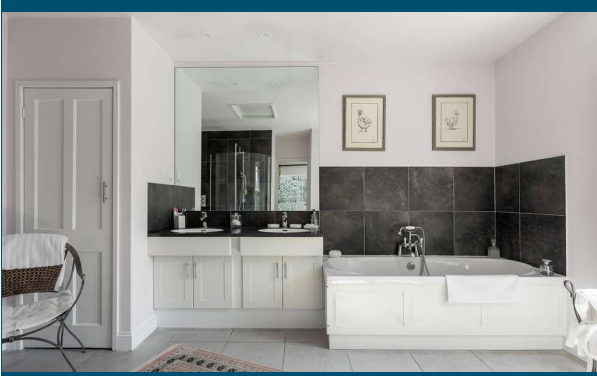
Further rooms downstairs include a study, with large window looking out to the garden and wood burning stove and a comfortable second reception room with an open fireplace.

There is a large utility room which provides excellent storage space, and by the back door a cloak room and guest WC.





Upstairs are four bedrooms, including the principal bedroom which extends to 29ft and includes en suite bathroom, built in wardrobes and South West facing private balcony overlooking the garden. There are three further bedrooms, the second bedroom also with en suite bathroom, and a separate family bathroom on the landing.





The detached annex provides further accommodation, including a spacious entrance hallway / dining room, leading to an open plan reception area with large windows filling the room with natural light. The reception room is partitioned to make space for a separate kitchen / breakfast room, complete with double doors leading out onto the rear garden and swimming pool area.



The annex has two bedrooms, including a first floor bedroom with en suite and a second bathroom on the ground floor.



The swimming pool is located in the North West corner of the garden behind the main house and separated by a low wall and flower beds and surrounded by a lawn and terraced area.

Within the grounds of the property is extensive garaging. Garage 1 has triple electric garage doors, is alarmed and has a separate entrance to the side.



Location

Southbrook Lodge is located in the village of West Ashling just West of Chichester within the South Downs National Park and 2.9 miles from the quayside of Bosham, located within Chichester Harbour, an area of Outstanding Natural Beauty.

The cathedral City of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and Waitrose superstore.

The Goodwood Estate is located on the South Downs 6.7 miles from the house and 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 Glorious Goodwood.

There are excellent sailing facilities around Chichester Harbour, notably at Bosham and Itchenor Sailing Clubs and windsurfing 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.

Excellent local schools include Westbourne House Preparatory School just outside Chichester as well as many others in the surrounding areas.

Direct Southern Rail services run from Chichester Station to London Victoria.

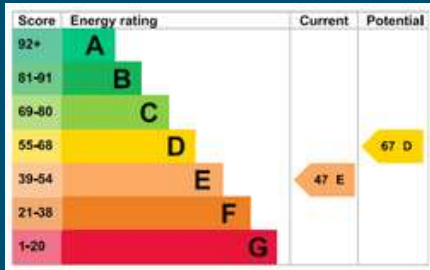
London is 74 miles via the A3



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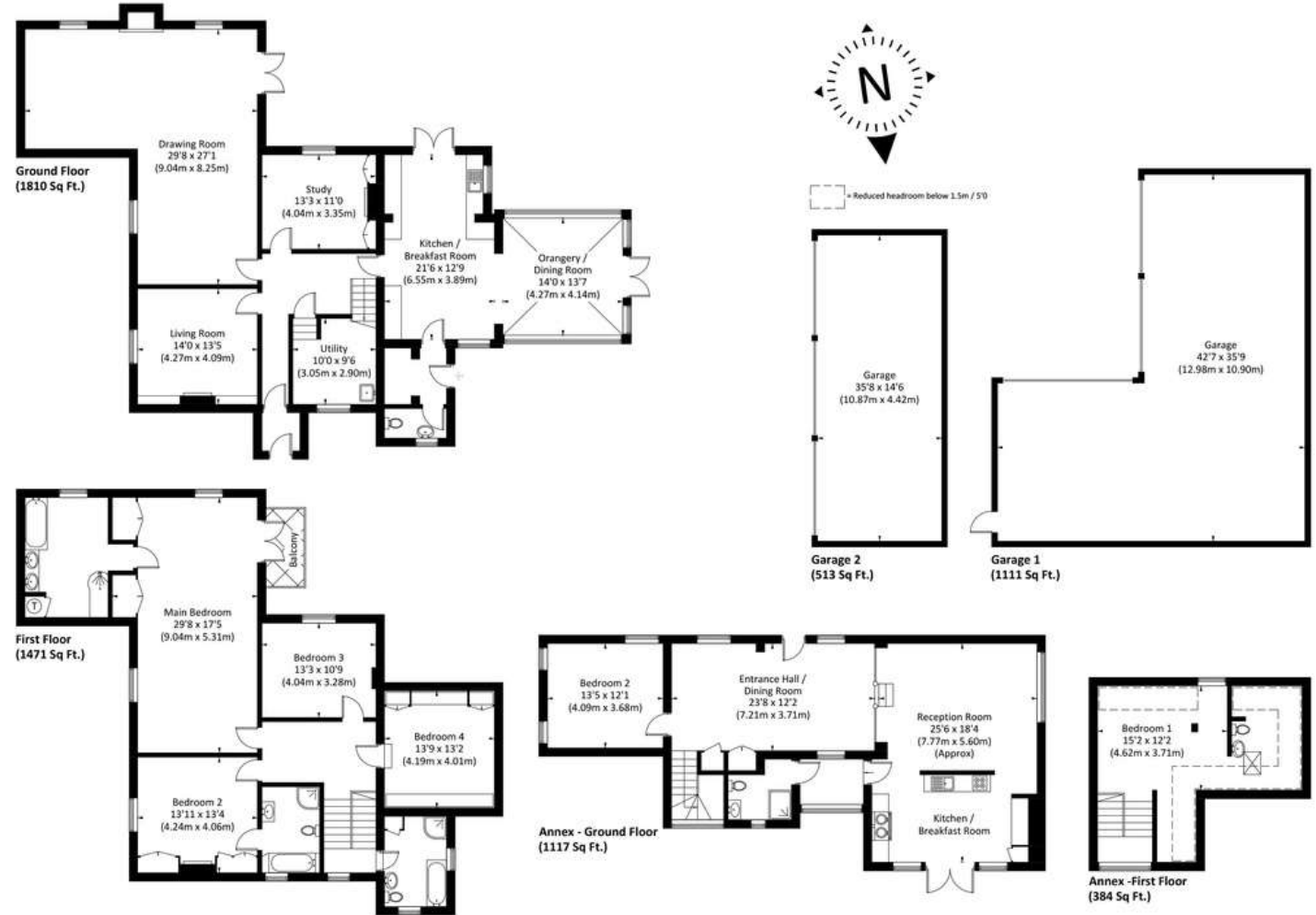
Viewing by appointment only



EPC rating E

Council Tax Band H

Approx. gross internal area 3281 Sq Ft. / 304.9 Sq M
 Annex Approx. gross internal area 1556 Sq Ft. / 139.5 Sq M
 Garages Approx. gross internal area 1624 Sq Ft. / 150.9 Sq M
 Total 6406 Sq Ft. / 595.3 Sq M



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