

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Emzo Marketing 2017. (ID391320)



Approximate Gross Internal Area = 199.5 sq m / 2147 sq ft

Lavant Road, Chichester, PO18

Produced for Stride & Son Estate Agent.



STRIDE & SON

Southdown House, St. John's Street, Chichester, PO19 1XQ

Tel: 01243 782626 Fax: 01243 786713

www.strideandson.co.uk

properties@strideandson.co.uk



Lavant, Nr. Chichester

Gainsborough House, Lavant, Nr. Chichester, PO18 0BQ.

An impressive Grade II listed period house located on the edge of Lavant village at the foot of The Downs, believed to date from the 1760s’. The property, which is of rendered and colour washed elevations under a tiled roof, was skilfully divided in the 1980’s and has been lovingly renovated by the present owners.

Gainsborough House offers **3 generous bedrooms** (one with ensuite), with modern bathroom and kitchen fittings but retains its original character with well-proportioned rooms with high ceilings, open fireplace, AGA and superb, recently built, conservatory to the rear. The house enjoys far reaching views over farmland to East Lavant village and across to The Downs and Goodwood race-course. To the rear of the house is a good sized mature garden **and detached studio** with **off-street parking** to the front.

The cathedral city of Chichester is approximately 2 miles to the south with its excellent shopping precinct and Festival Theatre, and the house is within walking distance of the village green and local pub. There is a regular bus service to Chichester whilst the nearby Goodwood Estate offers excellent sporting and leisure facilities including horse racing, 2 golf courses, country club and leisure facilities.

The accommodation is arranged as follows:

- ENTRANCE HALL:**

Double radiator. Telephone point. Under stairs store cupboard. Oak flooring. Door to inner hall:
- CLOAKROOM:**

Low level WC with concealed cistern. Vanity wash hand basin with cupboard below and mirror over. Extractor fan.
- DRAWING ROOM:**

20’9 x 15’4. French late 18th Century marble fireplace, surround and hearth with recessed display shelves to either side. Two double radiators. TV aerial point. Half glazed door with arched fan light to:
- CONSERVATORY:**

13’3 x 13’2. Hardwood double glazed construction. Stone floor with under floor heating. Double glazed doors to terrace and garden with views over East Lavant to The Downs.
- KITCHEN/DINING ROOM:**

22’3 x 13’6 max. Extensive range of Neptune base and wall cupboards with composite stone work surface. Gas fired AGA. Space and plumbing for larder fridge/freezer. Integrated microwave oven. Island unit with twin bowl stainless steel sink. Integrated dish-washer. TV aerial point. Radiator. Oak flooring. Wine chiller.

From the hallway a staircase leads to:

- LARGE 1st FLOOR LANDING:**

Double radiator. Fitted bookcase. Staircase leading to 2nd floor with under stairs cupboard.
- BEDROOM 1:**

15’4 x 14’7. Extensive range of built in wardrobes. Double radiator. Far reaching views across farmland to Goodwood and East Lavant village. Door to:
- SHOWER ROOM ENSUITE:**

Fully tiled shower cubicle with hand and overhead shower heads and glazed screen. Low level WC with concealed cistern. Vanity unit with marble surround, mirror and light over. Heated ladder rack towel rail. Extractor fan.
- BEDROOM 2/SNUG:**

14’8 x 12’11. Built in double wardrobe. TV aerial and telephone points. Hatch to loft.
- FAMILY BATHROOM:**

White suite comprising panelled bath with tiled surround, mixer tap and shower attachment. Low level WC. Vanity unit with cupboard below, shaver/light points over. Heated chromium plated towel rail. Fully tiled shower cubicle with mixer control, glazed screen and extractor fan.

Stairs to:

- 2nd FLOOR LANDING:**

Fitted bookshelves. Door to:
- BEDROOM 3:**

14’4 average measurement x 17’2 (max into eaves). Double radiator. Fitted bookshelves. Superb views across farmland to Goodwood and The Downs. Utility cupboard with plumbing for washing machine and space for dryer.
- SERVICES:**

All main.

- EXTERIOR:**

To the front of the property is a gravelled car park space for 1 car and to the rear is an attractive lawned garden bounded by well stocked flowerbeds and shrubberies. Paved terrace. Timber built garden store and studio 7’ x 5’6 with half glazed double doors, electric light, power and internet connection and views over East Lavant and The Downs. The garden backs onto, and has direct gated access to, open farmland.

GUIDE PRICE: £725,000 FREEHOLD

- DIRECTIONS:**

Leave Chichester to the north on the A286 road towards Lavant & Midhurst. Follow the road past the Festival Theatre and through Summersdale. At the mini roundabout take the first exit and the house will be found a short distance along on the right-hand side of the road.

Please Note: Neither the heating system nor the services have been checked by the Agents.

