



The Glebe

Church Lane, Funtington, Chichester, West Sussex PO18 9LH

Michael
Cornish

PROPERTY SALES & ACQUISITIONS





PROPERTY FEATURES

DETACHED HOUSE with 6 Double Bedrooms
Principal Bedroom and large en-suite Bathroom
Dressing Room, Guest Bedroom and en-suite Shower Room
2 further double Bedrooms and Family Bathroom
Spacious Galleried Landing, Second floor:
5th Bedroom, Bathroom and 6th Bedroom/Media Room
Impressive Reception Hall, Cloak Room WC
Sitting Room with a triple aspect, Conservatory
Study, Garden Room
Superb Large Kitchen/Dining Room
Utility Room and inner hall connecting to the Garage
GIRA smart home remote control lighting/heating
using a smartphone, tablet or PC

OUTSIDE

Double bay Garage
Extensive parking area for about 9 vehicles,
Delightful gardens and grounds
with South and Westerly aspects

In all, set in about 0.5 acres

The Glebe

Church Lane, Funtington,
Chichester, West Sussex

An exceptionally well appointed substantial detached house, set in half an acre of delightful grounds, tucked away in the heart of a popular village located at the foot of The South Downs and just to the north of Bosham Sailing village



Nearby Bosham sailing village and The South Downs





THE PROPERTY

The Glebe is an impressive and handsome detached country house built about 12 years ago, located in the heart of a highly desirable village within easy reach of Bosham sailing village and close to the South Downs. The house is set well within its own grounds peacefully tucked away, near the village centre and within a short walk to open countryside.

The accommodation is particularly spacious and versatile with plenty of natural light throughout. Upon entering the house there is a most welcoming reception hall with a galleried landing above, creating a comfortable atmosphere with an immediate feeling of space. A door leads to the large kitchen/dining room, which has an excellent range of wall and base units with a large central island with polished granite works tops and quality built in appliances.

From the reception hall, double doors open into the triple aspect sitting room, which features a fireplace and leads into a delightful triple aspect conservatory facing south with lovely views over the beautifully kept gardens and grounds. From the sitting room a door leads to the study, which has another door leading into the kitchen/dining room with a double aspect and plenty of natural light and doors to the garden. Double doors from the kitchen lead to a delightful garden room, which has an attractive atrium skylight and doors to the garden and there is a large utility/laundry room and an internal hallway connecting to the house to the garage.







The spacious galleried landing has a large window overlooking the grounds to the front aspect and the landing leads to four double bedrooms, two of which have large en-suite shower rooms and there is a dressing room and family bathroom. A further staircase leads to the second floor galleried landing, a further bathroom and two large double bedrooms, both with double aspects, one of which has been used as a Media room. All bedrooms are bright with plenty of natural light.

There is underfloor heating to the ground floor accommodation and bathrooms. The house has a built in GIRA smart home remote control lighting/heating system, controlled using a smartphone, tablet or PC. The design and layout of the accommodation is ideal for a large family or retirees and perfect for entertaining.



FUNTINGTON VILLAGE

The Glebe is well situated in the heart of the charming village of Funtington, tucked away in a no through country lane within easy walking distance to nearby countryside and from the north of the village, The South Downs where there many bridleways and wonderful country walks through Kingley Vale National Trust Nature Reserve.

The village has a well established community and St Mary's Church organise a few social gatherings with an annual summer barbeque, bonfire night event and Carol singing at Christmas. Funtington Primary School is located about a mile away in West Ashling village. There is a long established farm shop in Funtington village with an abundance of local produce and for eating out there is the popular Fox & Hounds public house/restaurant and Halliday's Restaurant both of which are within walking distance.

There is a bus service to Chichester City centre which is about 4.5 miles to the east of village. The mainline rail station at Nutbourne is about 2 miles and Bosham rail station is about 2.6 miles. There are two long established sailing clubs at Emsworth and about 3 miles the south of Funtington there is another well established sailing club at Bosham.



COMMUNICATION TRAVEL LINKS

Funtington is situated about 4.5 miles west of Chichester and about 3 miles north of Bosham. Emsworth is about 4 miles to the west of the village, with a mainline rail station and has fast links to: London/Waterloo via Havant (95mins) and to London Victoria (105mins) via Chichester mainline rail station. The A3 (M) motorway is about 8 miles to the West, connecting to the M25 Junction 10 and to central London/Westminster (70miles) and airports at Heathrow (60miles) or alternatively Gatwick via A27/A24 (50miles). Southampton International airport (28miles) and Portsmouth (12miles), both cities have ferry services to the Isle of Wight, The Channel Isles and Northern Europe.





GARDENS & GROUNDS

The Glebe is approached via a small country lane, through a brick pillared entrance, serving two properties located beyond an impressive hand-crafted flint wall and hedge, over a long gravelled driveway. The gardens and grounds are beautifully kept with an expanse of level lawned areas which surround the house on all sides. The rear garden has a paved patio area with an east and southerly aspect accessed from the delightful Garden Room, Kitchen/Dining Room, Sitting Room and Conservatory. The large front garden is located to the west of the house, mainly laid to an expanse of level lawn with a number of trees and a gravelled driveway with parking space for at least 6 vehicles in front of the house and double garage.

The well established gardens are beautifully designed and maintained and surrounded by open-weave fencing, climbing planting and neat hedges. A pretty 'Finn Forest' style timber Summer House, with lighting and power, is situated in a corner of the rear with its own small "sun trap" patio. The garden is enclosed by well kept and established hedging and panelled fencing partly concealed by an attractive Holly hedge. External lighting, power points and water taps are located at the front and rear of the house.

In all, set in about 0.5 acres





CHICHESTER

The City of Chichester was founded by the Romans during the first century AD and the surrounding areas are steeped in history, with a number of fascinating archaeological remains from the Roman Conquest such as the existing remains of the tall defence walls, which now provide a walk through the City. Much of the City shopping centre is accessed through level pedestrianised areas leading to the well preserved and beautiful ancient Chichester Cathedral founded during 1075. The elaborate octagonal Market Cross stands today at the centre of Chichester and is believed to have been built in 1501 and subsequently repaired at the expense of Charles Lennox, 2nd Duke of Richmond in 1746. Much of the City centre was built during the Georgian and Victorian periods and one of the most imposing buildings in the City today is the Georgian (former) Corn Exchange built in 1833 located in East Street. The City has beautifully kept parks and 'The Ship Canal' from the City Basin is navigable for about 2 miles by canoe and rowing boats to Donnington and there are a further 2 miles of walks beside the canal leading to Birdham and Chichester Marinas. About a mile from the City centre there is the Nuffield Hospital (private patients) and NHS St Richard's Hospital. There are a wide variety of amenities including: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club, rugby football club. Other attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. There are a good number of schools locally and accessible from Chichester including; Bishop Luffa, Oakwood, Prebendal, Westbourne House, Great Ballard, Slindon College, Portsmouth Grammar school.

COASTAL & COUNTRY PURSUITS

Chichester is renowned for its excellent sailing amenities, country pursuits and many attractions in the area including: the Goodwood Festival of Speed and Goodwood Revival motoring events and Horse Racing at Goodwood and Fontwell and Polo at Cowdray Park. There are golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside is an Area of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways. There are pebble/sandy beaches at East Wittering and Bracklesham Bay and at West Wittering, miles of sandy beach, which has been awarded the 'Blue Flag' international status for excellence.

The RSPB nature reserve is situated at Pagham Harbour. Chichester has about 17 miles of harbour channels leading out to The Solent, about 3,750 moorings and there are about 12,000 registered vessels, and about 2,000 berths with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), Thornham Marina, Sparkes Marina and Northney Marina at Hayling Island and there are 14 sailing clubs locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Wetland Centre Wildfowl nature reserve, Fishbourne Roman Palace, Stansted Park House & Grounds, Petworth House, Cass Sculpture Foundation Goodwood and Goodwood House.



The Glebe, Funtington

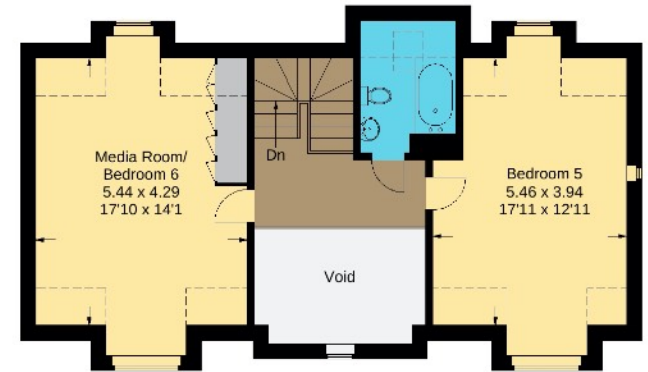
Approximate Gross Internal Area = 308.2 sq m / 3318 sq ft

Garage = 33.6 sq m / 362 sq ft

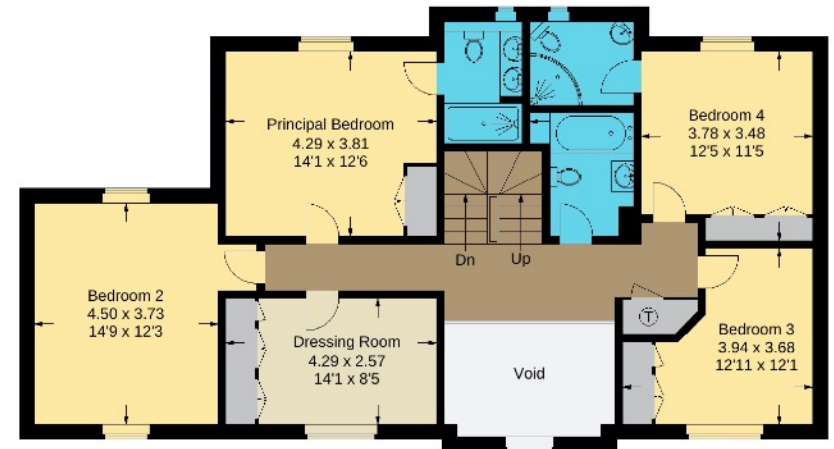
Total = 341.9 sq m / 3680 sq ft



Ground Floor



Second Floor



First Floor

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.



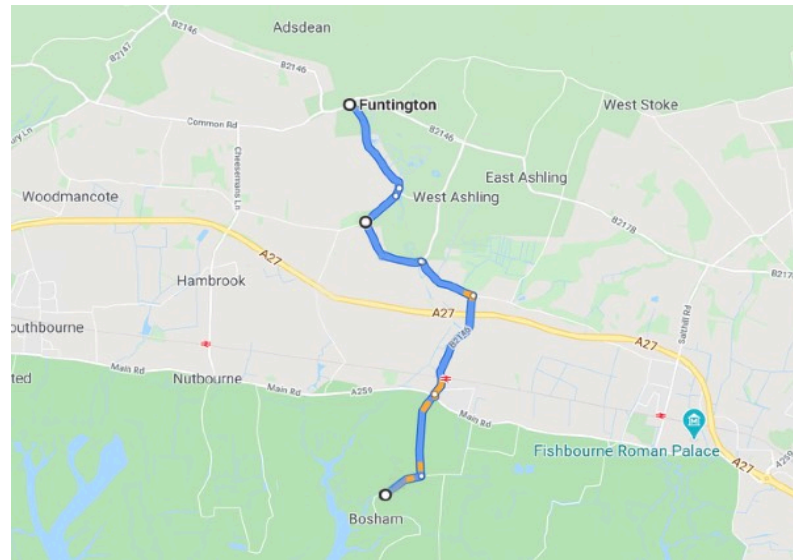
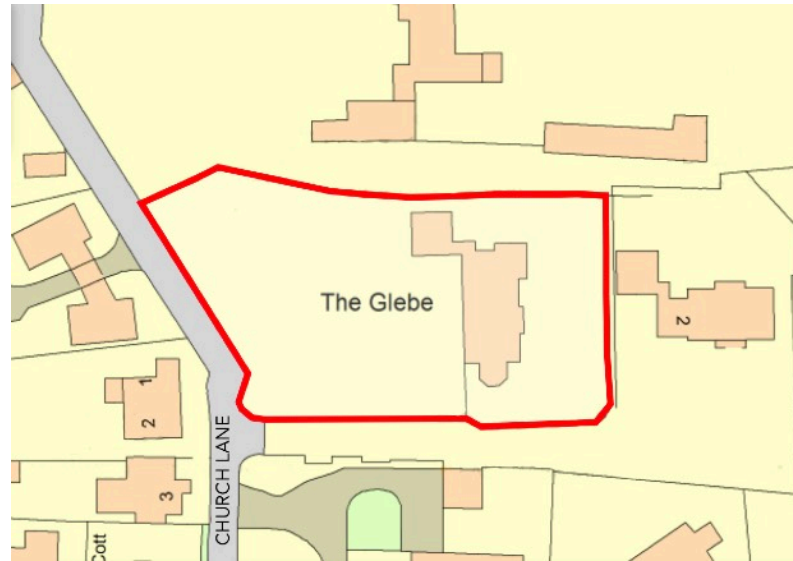
Goodwood Racecourse



Chichester Marina



West Wittering Beach



DIRECTIONS

Travelling from Chichester City centre A286, take the B2178 towards East Ashling, continue through the village as the same road becomes the B2146 to Funtington. Upon reaching Funtington village, after a few hundred yards turn left into Church Lane and after a short distance take the second entrance and The Glebe will be found on the left hand side.

Alternatively, from the A3 take the A27 motorway eastbound and take the exit to Emsworth, continue through the town and follow the A259 for about 2.7 miles. Upon reaching The Barleycorn public house (on the right hand side), take the next left onto Broad Road and proceed over the railway crossing and the bridge over the A27 into Cheesemans Lane and at the end of the road at the T-junction turn right and follow the road into Funtington village and turn right into Church Lane, after a short distance take the second entrance and The Glebe will be found on the left hand side.

SERVICES

Mains electricity and water. Oil fired boiler heating system to radiators and underfloor heating to the ground floor and bathrooms.

LOCAL AUTHORITY

Chichester District Council: 01243 785166
Council Tax Band: H Year: 2020/21 £3,658.04
EPC Rating: C

Brochure: May 2020

Viewing by Appointment

Michael Cornish - Chichester

M: 07917 428464

W: 01243 790656

property@michaelcornish.co.uk

www.michaelcornish.co.uk

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