

Oakwood

Fordwater Road Chichester





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— *Fordwater Road Chichester* —

Oakwood is one of just two superbly appointed and beautifully presented 5 bedroom family homes that was completed in early September 2012.

Situated in a leafy, no through road in one of Chichester's premier locations with easy access to the town centre and moments away from the beautiful surrounding countryside.

Chichester Harbour, Wittering Beach and the South Downs National Park are Fifteen minutes drive away. London is a one hour 45 minute journey by car or via regular trains to London from Chichester.







SITUATION

Lying to the north of the city, Fordwater Road is a leafy no through road in one of the city's premier locations within the highly sought after Summerdale area 1.5 miles from the centre of Chichester

Oakwood offers good access to Chichester city centre and it's many amenities as well as Chichester mainline train station, with regular services to London Victoria approximately 1 hour 40 minutes. The house is also well located for the popular schools, both state and independent in the area and with good access to the city via a regular bus service.





CHICHESTER

Chichester offers many key cultural attractions including the renowned Chichester Festival Theatre and Pallant House Gallery housing one of the most important collections of 20th century British art in the country.

Many of the major high street outlets are represented in the pedestrianised city centre and there are a number of smaller boutiques and prestige retailers.

For those who enjoy the outdoors, Chichester Harbour offers great sailing and walking and nearby West Wittering Beach is very popular for wind and kite surfing as well as being a wonderful family swimming area. The South Downs National Park is fifteen minutes drive away, while horse racing and golf can be enjoyed nearby at Goodwood.



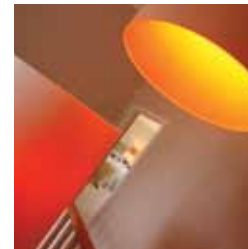




DESCRIPTON

Oakwood is one of just two superbly appointed and beautifully presented detached houses recently completed to provide a stunning family home of over 3,450sqft.

Completed with great attention detail throughout, this stunning property offers a high standard of finish and makes for a light and spacious family home. The stylish interiors include an elegant limestone fireplace, an impressive staircase with galleried landing and quality flooring throughout. The ground floor accommodation provides excellent entertaining and family living space with attractive living rooms and a fabulous kitchen/dining/family room with bi-fold glass doors providing an abundance of natural light and opening onto the south west facing terrace.







DETAIL

The beautifully fitted Italian designed kitchen with superb corrian worktops, is equipped with a range of Neff appliances including two ovens, microwave, warming draw, induction hob and large fridge/freezer.

The first floor has an extensive galleried landing with high ceiling and feature window, there are five double bedrooms all with built in wardrobes and three beautifully fitted Keuco and Duravit bathrooms, two of which are en-suite.

Other features include, gas fired underfloor heating to the ground floor, with radiators to the first floor and electric underfloor heating to all bathrooms. TV and SKY has been prewired to the principle rooms and energy saving LED lighting is fitted throughout.



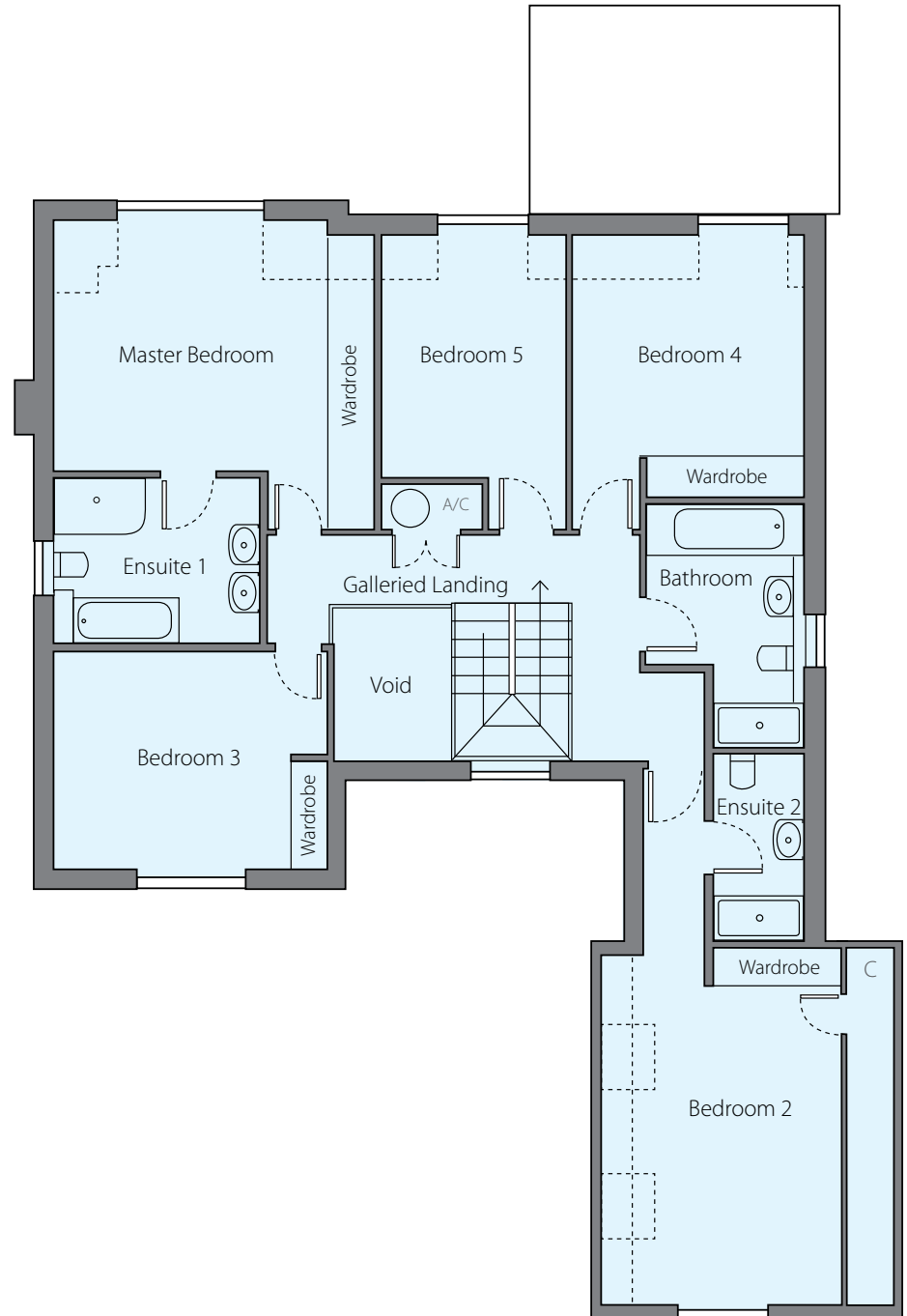
GROUND FLOOR

Drawing Room	6213 x 4510 mm	20'5" x 14'9"
Dining/Sitting Room	4510 x 4400 mm	14'9" x 14'5"
Kitchen/Dining Room	7775 x 4510 mm	25'7" x 14'9"
Family Room	3860 x 3060 mm	12'8" x 10'1"
Study	2709 x 2409 mm	9'0" x 80'1"
Utility Room	3073 x 2750 mm	10'2" x 9'1"
Double Garage	5785 x 5785 mm	19'1" x 19'1"



FIRST FLOOR

Master Bedroom	5050 x 4510 mm	16'7" x 14'9"
Bedroom 2	5785 x 4050 mm	19'1" x 13'4"
Bedroom 3	4510 x 3534 mm	14'9" x 11'7"
Bedroom 4	4800 x 3858 mm	15'9" x 12'8"
Bedroom 5	4800 x 3000 mm	15'9" x 9'9"





Internal Features

- Spacious reception hall with feature staircase and galleried landing
- Flexible ground floor living space, rear opening onto garden terrace
- Bespoke, Italian designed kitchen fitted with Neff appliances
- Beautifully appointed bathrooms with Keuco and Duravit furniture
- Gas fired underfloor heating to ground floor radiators on first floor
- Electric underfloor heating to all bathrooms
- Energy saving LED lighting throughout
- TV and SKY prewired to principle rooms
- Approved alarm system







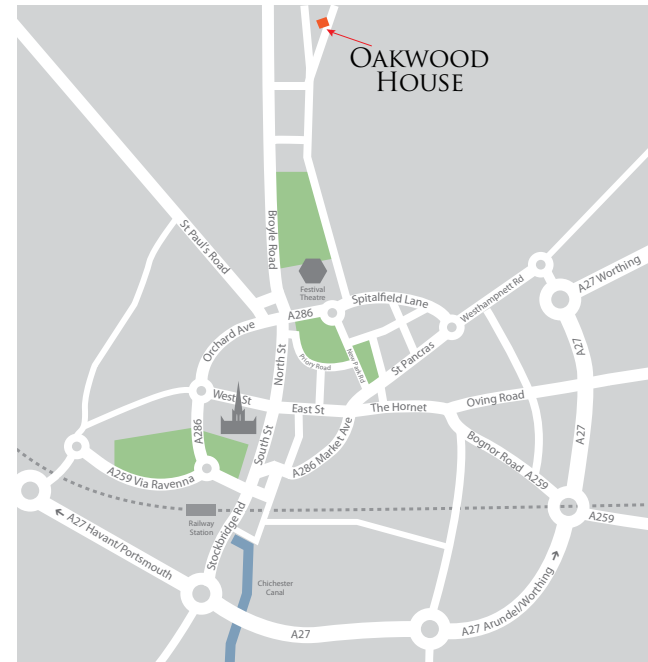
External Features

- Delightful setting, within walking distance of the town and countryside
- Gated driveway with extensive car parking
- Bespoke hardwood window and door joinery
- Automatic 5 bar gate and garage door
- Landscaped gardens, rear garden, large terrace, south westerly aspect
- Built to Sustainable Homes Code Level 2, Level 3 for water consumption
- 10 Year Premier Guarantee









Directions

From Chichester proceed north towards Lavant on the A286 after about .9 of a mile turn right into The Avenue and go straight over at the crossroads with The Drive. At the next T junction turn left into Fordwater Road and after about 500 yards Oakwood will be seen on the left hand side.

