



FOURWAYS
EAST ASHLING

JACKSON-STOPS 

**FOURWAYS, EAST ASHLING,
CHICHESTER, WEST SUSSEX**

**GUIDE PRICE: £1,950,000
FREEHOLD**

Surrounded by just over 3 acres of parklike gardens a fabulous detached family home offering extensive accommodation together with 3 outbuildings, one of which with existing planning consent for further ancillary accommodation.



DISTANCE

CHICHESTER 3 MILES

GOODWOOD 5 MILES

WEST WITTERING 10.5 MILES

LONDON 82 MILES

GROUND FLOOR

- Reception Hall
 - Cloakroom
 - Drawing Room
 - Family Room
 - Kitchen/Breakfast Room
 - Dining Room
 - Boot Room/Utility Room
-

FIRST FLOOR

- Principal Bedroom with En-Suite Bathroom
 - 3 Further Bedrooms
 - Large Family Bathroom
-

SECOND FLOOR

- 2 Bedrooms
 - Loft Room
-

OUTSIDE

- Long Gravel Driveway Leading to Ample Areas of Parking
- Detached Double Garage and Store with First Floor Room (Existing Planning Consent to Create into Annexe)
- 2 Further Detached Barns
- Extensive Park-Like Gardens of Just Over 3 Acres



THE PROPERTY

Located within the South Downs National Park, on the edge of the downland village of East Ashling, Fourways is a substantial family house, we believe built in the late 1920's and offers extensive accommodation of great character arranged over three floors. The house stands in wonderful park-like gardens and grounds of just over 3 acres.

Fourways has a welcoming reception hall with tiled flooring throughout and a double sided wood burner between the reception hall and the dining room. The dual aspect drawing room, of some 23 ft in length, has a handsome open fireplace set in a deep recess. A further dual aspect reception room also has an open fireplace and decorative cornicing. There is also a superb kitchen/breakfast room with the kitchen area partially vaulted with a large glazed gable end window. The kitchen is fitted with a good range of traditional units, integrated appliances as well as an oil fired Aga. This room in turn is open plan to a dining room with glazed double doors providing access out onto a substantial entertaining terrace. Off the kitchen/breakfast room there is a good size useful boot/utility room again partially vaulted but with a smaller glazed end gable and is equipped with a range of kitchen units, butler sink and plumbing for a washing machine. A cloakroom completes the ground floor.

From the reception hall a wide split-level staircase provides superb views of the surrounding gardens and leads to a spacious first floor landing. The dual aspect master bedroom again affording lovely views over the grounds has a large en-suite bathroom combined with a dressing area. There are three further bedrooms on the first floor all with lovely views and there is also a large family bathroom. A second staircase leads to a further floor comprising of two bedrooms and a useful loft room.



THE PROPERTY

Fourways is approached via remote control wooden gates leading to a long gravelled driveway flanked by the extensive gardens on both sides. The driveway leads to an area of ample parking for several vehicles and a detached double garage with first floor room over and adjoining store. This garage currently has planning consent for further ancillary accommodation.

Within the grounds the property has two further outbuildings, one of which is currently used for garden machinery and additional car storage. This building has two additional rooms. Beyond this lies another detached barn which could have a multitude of uses. The gardens and grounds are a particular feature of the property and are predominantly laid to extensive areas of lawn interspersed with a number of mature trees including fruit trees of pear, plum and apple as well as crabapple. The current owners have rewilded parts of the garden and has resulted in lightly wooded areas interspersed with mature hedging and trees. The rewilded woodland has paths cut through which lead to a wildlife pond. To the rear of the property there are two good size entertaining terraces one of which has raised vegetable beds and at the front of the property there is an attractive veranda with mature wisteria.



DIRECTIONS: PO18 9AR

What3Words: nozzles.measure.clotting

LOCAL AUTHORITY

Chichester District Council, East Pallant House,
Chichester Tel: 01243 785166
Council Tax Band: H

SERVICES

Mains electricity and water. Private drainage.
Oil fired central heating.

FIXTURES AND FITTINGS

Are excluded from the sale but may be available
by separate negotiation.



THE LOCATION

The village of East Ashling is surrounded by rich and varied countryside close to the southern slopes of the South Downs, criss-crossed with miles of footpaths and bridleways including the South Downs Way. Chichester itself provides a wide range of facilities including the internationally known Festival, Minerva and the recently opened Nest Theatres as well as Pallant House Gallery. A railway station can be found in Bosham with direct trains to Victoria or Portsmouth. A mainline railway station at Chichester provides a regular service to London Victoria in about 1 hour 40 minutes and there is also a slightly faster service available from Havant to London Waterloo in about 1 hour 10 minutes.

Recreational activities in the area are numerous, many of them centred around the Goodwood Estate including the Festival of Speed, 3 day Members Meeting and Revival at its historic motor circuit. Goodwood also has its own private country club and golf course.

Chichester Harbour, some 5 miles to the south, has been popular with sailors for generations and there are many well-established sailing clubs notably at Chichester Yacht Basin, Bosham and Itchenor. The coastline and particularly the sandy beaches at West Wittering and the National Trust Reserve at East Head.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E		
21-38	F	36 F	
1-20	G		





Fourways, Chichester Road, PO18 9AR

APPROXIMATE GROSS INTERNAL AREA = 3455 SQ FT / 321.0 SQ M
 OUTBUILDINGS = 1649 SQ FT / 153.2 SQ M
 TOTAL = 5104 SQ FT / 474.2 SQ M



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. Created by Emzo Marketing (ID1302482)

Produced for Jackson - Stops

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PROPERTY EXPERTS SINCE 1910