



Huntingdon House
West Drive, Angmering, West Sussex, BN16 4JE

Huntingdon House

Occupying an enviable position within the attractive Ham Manor Private Estate, sits a brand new, five bedroom, detached luxury home. Located within the heart of the picturesque village of Angmering, this Scandia Hus designed home boasts nearly 3000 sq. ft of accommodation, including a triple garage. In all there are five double bedrooms, three bathrooms, formal drawing room, sitting room, study and stunning open plan kitchen/dining room with folding doors to the rear garden.

Freehold · 5 bedrooms · 3 bathrooms · 3 reception rooms · Triple garage · Large garden

Description

Set in an enviable, elevated position is this this substantial five bedroom detached home.

The approach to the gated driveway is via a private road with Huntingdon House occupying a commanding position within an intimate close.

The extensive accommodation is arranged over two floors with the ground floor comprising of an extremely large and welcoming entrance hall with doors leading to all of the principal ground floor reception rooms, with stairs rising to the first floor landing.

Overlooking the attractive landscaped rear garden is the formal drawing room with large feature fireplace and the stunning, well-appointed open plan kitchen/dining room with central island and impressive folding doors, which open out to the garden.

Enjoying views over the front garden and drive are the sitting/family room and a study.

Completing the ground floor space is a cloakroom and utility room, both accessed from the entrance hall.



There are five spacious bedrooms to the first floor, three of which are served by a family bathroom from the landing with the master bedroom and guest bedroom both benefiting from either an en-suite shower room or bathroom.

The extensive gardens are particularly attractive, with a large terrace located from the kitchen/dining room and well-kept formal lawns extending to the rear boundary, all enclosed via mature trees.

Location

The village centre at Angmering has a good range of local facilities including public houses, shopping and a railway station. The village itself lies between Chichester and Brighton and has become a popular location for second homeowners commuting from London. There is an abundance of leisure activities on your doorstep, including Chichester Marina for those with a passion for yachting or Goodwood, which offers horseracing, motor racing, golf and a variety of other leisure activities. This makes Angmering Village an Ideal location for anyone interested in a weekend or summer retreat.

Transport is convenient with the local Angmering mainline station serving London Victoria, Brighton, Portsmouth, and Southampton. Gatwick airport is about 40 miles away from Angmering.

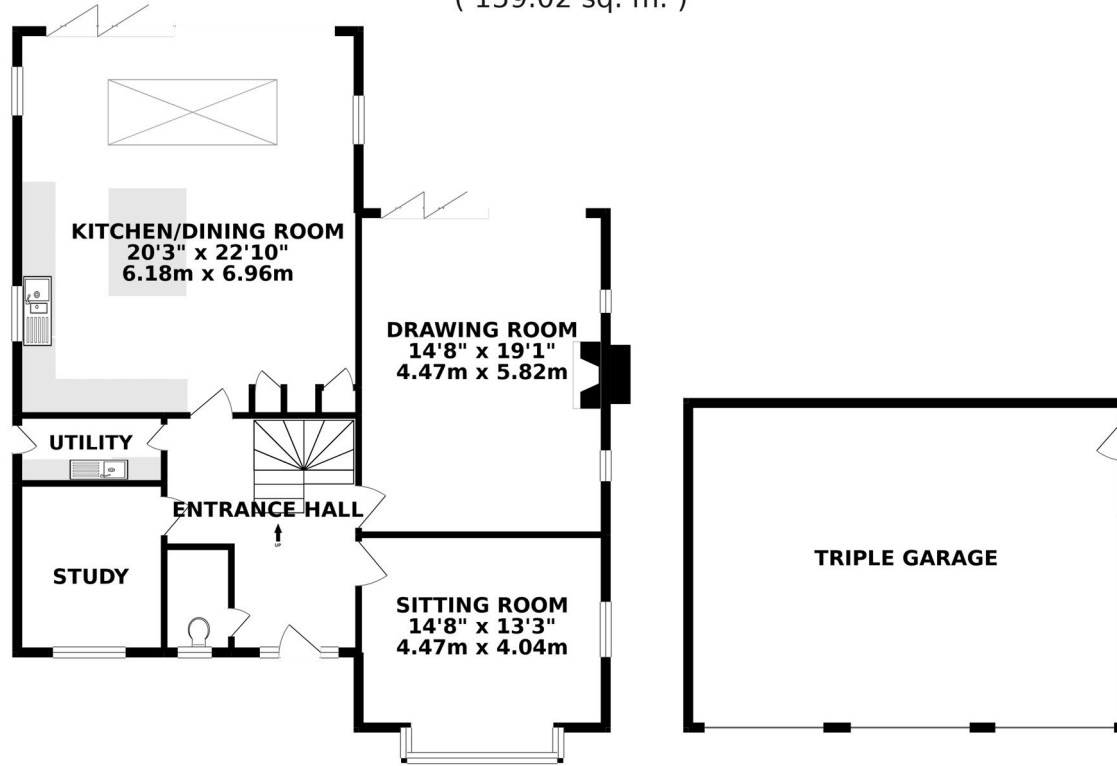




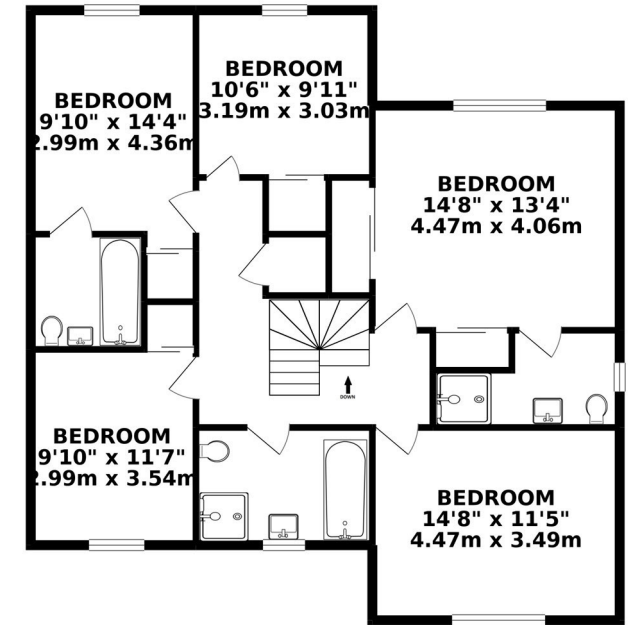




GROUND FLOOR 1711.71 sq. ft.
(159.02 sq. m.)



1ST FLOOR 1091.84 sq. ft.
(101.43 sq. m.)



TOTAL FLOOR AREA : 2803.54 sq. ft. (260.46 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services

Water, gas, electricity and mains drainage are connected.
Please note that none of the services or appliances have been tested by Pegasus.

Council Tax

Arun District Council Tax: Band TBC

Reference

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Viewings by appointment only

Please contact Pegasus on 01903 884545 or call into our office to arrange a viewing of this property.



Pegasus Properties

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