



5 Laxton Meadow, Funtington - PO18 9LD

Guide Price £925,000 - FREEHOLD - NO ONWARD CHAIN



STRIDE & SON

5 Laxton Meadow

Funtington

- Detached family residence occupying a generous plot in a tranquil village cul-de-sac, within easy reach of Chichester, the South Downs and the coast with no onward chain
- Well-appointed kitchen with utility room, ideal for busy family households
- Spacious sitting room spanning over 25ft, with feature fireplace and direct access to the conservatory
- Separate dining room and additional snug/family room — flexible reception space for modern living
- Substantial full-width conservatory (22ft x 10ft) flooding the ground floor with natural light and garden views
- Four double bedrooms, including principal bedroom with en suite bathroom and bedroom two with ensuite shower room
- Family bathroom serving the first floor, plus a downstairs WC
- Mature, private rear garden with generous lawn, established borders, stone patio and a charming garden bench seating area
- Double garage (395 sq ft) plus extensive block-paved driveway providing ample off-road parking
- Generous gross internal area of approximately 2,095 sq ft (194.6 sq m), totalling 2,490 sq ft including the garage







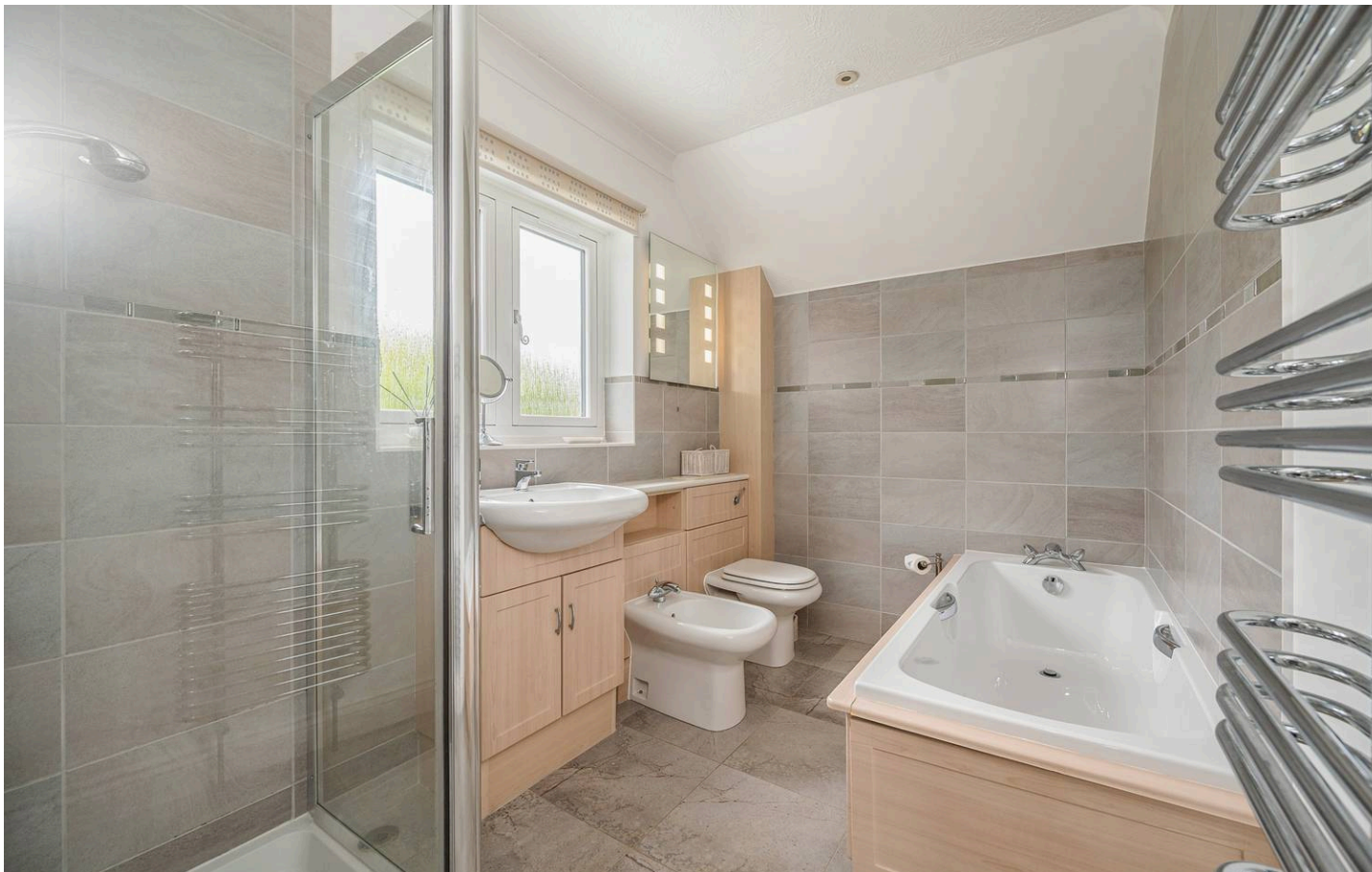
5 Laxton Meadow

This impressive four-bedroom detached family home provides generous and well-proportioned accommodation across two floors, totalling approximately 2,095 square feet of internal living space and is offered for sale with No Onward Chain.

Approached via a substantial block-paved driveway with parking for several vehicles, the property is immediately striking thanks to its traditional red-brick elevations, distinctive double-hipped roof and elegant covered entrance porch. A detached double garage (approximately 395 sq ft) sits adjacent to the main house and provides excellent storage or workshop potential.



On the ground floor, the welcoming entrance hall leads to a sizeable sitting room of over 25 feet in length, complete with a feature fireplace with marble effect surround, built-in media unit and double doors opening to the exceptional conservatory. The conservatory — a real highlight of the property — stretches across the rear of the house, bathed in natural light thanks to its full glass roof and wrap-around glazing, with views across the mature rear garden.



5 Laxton Meadow

Funtington, Chichester

A separate dining room sits adjacent to the sitting room and connects to the kitchen, while a versatile snug provides a further reception room ideal as a home office, playroom or additional sitting room. The kitchen is well-fitted with wood effect cabinetry and gives access to a practical utility room and a ground floor WC.

To the first floor, the landing leads to four bedrooms. The principal bedroom is a generous double with fitted wardrobes and a well-appointed en suite bathroom with bath, toilet, vanity unit and mirrored cabinetry. A second double bedroom benefits from its own en suite shower room. Two further bedrooms — both doubles — are served by the family bathroom on this floor.

Externally, the rear garden is a particular feature of the home, offering a good degree of privacy with established hedgerows, mature trees, colourful planted borders and a central lawn. A stone-paved terrace directly adjoining the conservatory provides an ideal space for outdoor entertaining.

This is a home of genuine character, space and flexibility, suited to families and those seeking comfortable village life with room to grow.



Funtington has retained a fine range of local services, including the Fox and Hounds pub, a village shop and a farm shop — as well as Hallidays, a well-regarded local restaurant, making day-to-day life genuinely convenient without leaving the village. The parish sits within the South Downs National Park, with the magnificent slopes of Kingley Vale National Nature Reserve lying immediately to the north, offering outstanding walking and cycling from the doorstep. Chichester Harbour and the beaches of West Wittering are a short drive to the south, making this an exceptional location for those who love the outdoors. The world-famous Goodwood Estate lies just to the east, with its celebrated racing, motorsport and sporting calendar on the doorstep. The cathedral city of Chichester is easily reached in under ten minutes, providing an excellent range of independent shops, restaurants and cultural venues including the celebrated Festival Theatre. Chichester railway station offers regular services towards London Victoria, while the A27 provides swift access along the south coast — making Funtington the perfect base for those who want genuine countryside living without sacrificing connectivity.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B







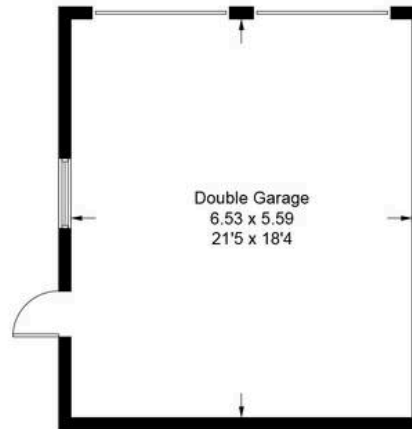
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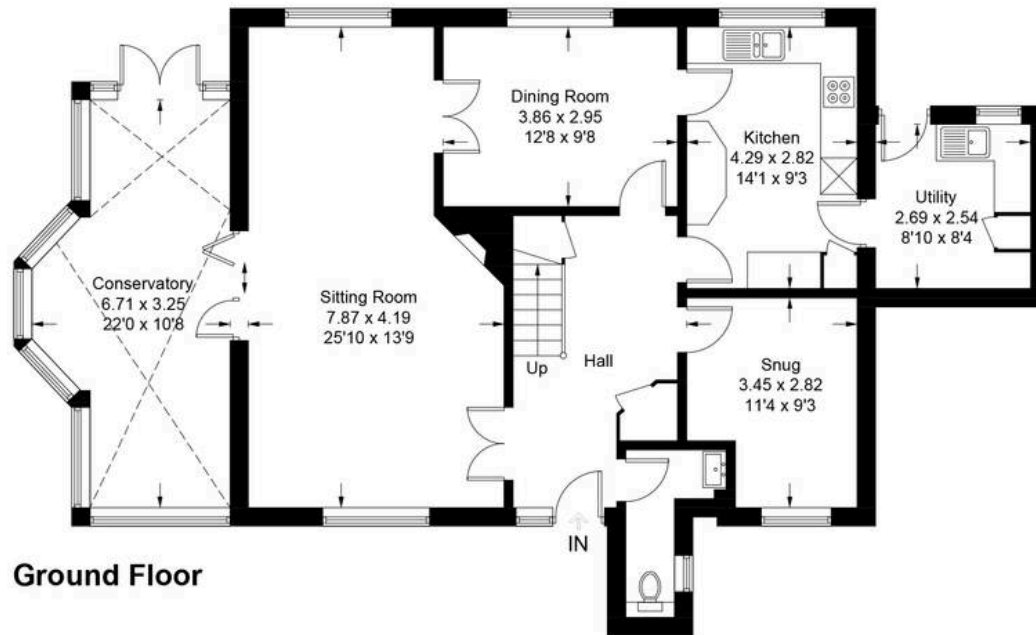
Approximate Gross Internal Area = 194.6 sq m / 2095 sq ft
Double Garage = 36.7 sq m / 395 sq ft
Total = 231.3 sq m / 2490 sq ft



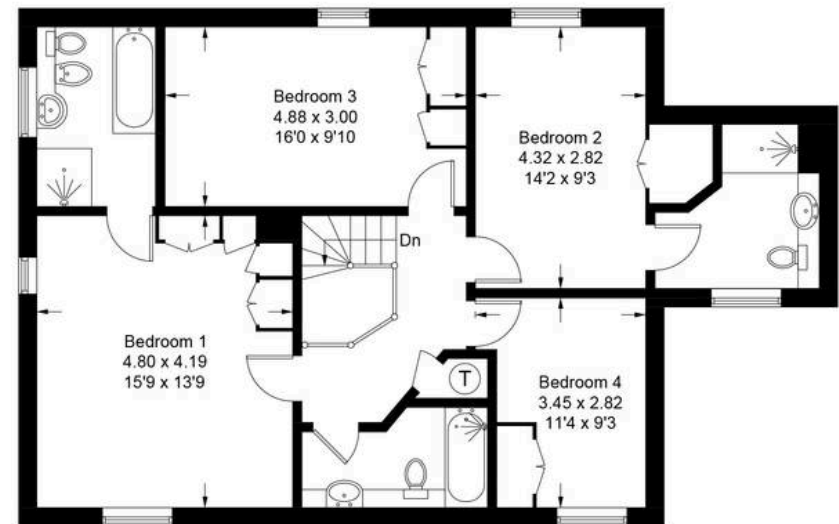
Produced for Stride & Son Estate Agent.



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

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.

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