

5 Toop Gardens, Aldingbourne, PO20 3AQ

Guide Price £699,950

Henry Adams
estate agents

5 Toop Gardens, Aldingbourne

An immaculately presented detached home with fabulous open plan kitchen/breakfast room, landscaped garden and double garage.

- Built by Award Winning David Wilson Homes in 2018
- Quiet cul-de-sac position on the edge of the development
- Fabulous south west facing open plan kitchen/family room
- Comprehensive kitchen
- Principal bedroom with en-suite shower room
- Guest bedroom with en-suite shower room
- Separate sitting room, dining room, study and utility room
- Beautiful landscaped garden
- Private driveway, detached double garage and parking

An immaculately presented five-bedroom detached contemporary house, built by the award-winning David Wilson Homes in 2018 and occupying an enviable position within a small cul-de-sac on the edge of this popular Aldingbourne village development.

Offering bright, spacious and exceptionally well-presented accommodation, the property is complemented by a particularly attractive landscaped rear garden, detached double garage and wide private block-paved driveway.













The welcoming entrance hall provides an excellent first impression, with a cloakroom conveniently positioned to one side. The south-west facing sitting room is a delightful reception space, featuring French doors opening directly onto the rear garden.

A particular feature of the house is the fabulous open-plan kitchen/breakfast room, which enjoys a south-west facing aspect and a deep, fully glazed bay window together with French doors providing an attractive outlook and direct access to the garden. The kitchen is fitted with a comprehensive range of contemporary cupboards, complemented by quartz worktops and a range of integrated appliances including a double electric oven, six-burner gas hob with extractor hood, fridge, freezer and dishwasher.

An inner hall leads from the kitchen to a separate utility room and provides secondary access to the dining room. There is also a useful study, ideal for those working from home.

On the first floor are five well-proportioned bedrooms and the family bathroom. The principal bedroom benefits from a luxurious en-suite shower room, whilst the main guest bedroom has its own en-suite shower room, providing excellent flexibility for family life and visiting guests.

Outside, the rear garden is a particular highlight. Designed with entertaining and relaxation in mind, it has been attractively hard landscaped and features two large, abundantly stocked central flower beds, creating impressive focal points. A number of seating areas provide opportunities to enjoy both sunshine and shade throughout the day, while the open-plan layout creates a wonderfully spacious feel.

To the front, a wide private block-paved driveway provides generous off-road parking and leads to the detached double garage, which has twin up-and-over doors.

The property is situated in Aldingbourne village, approximately six and a half miles east of Chichester, providing a convenient balance of village surroundings and accessibility to the wider area.
















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Approximate Area = 1968 sq ft / 182.8 sq m
Garage = 430 sq ft / 39.9 sq m
Total = 2398 sq ft / 222.7 sq m
For identification only - Not to scale

Location - Nearby is a local convenience store and primary school. There are further amenities and railway station at Barnham. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions - Proceed east along the A27 and straight over the Tangmere/Boxgrove roundabout. Take the turning on the right signposted to Westergate (B2233 - Nyton Road). Continue to the end of Nyton Road and turn right onto Westergate Street. Just before the railway crossing turn right into Hook Lane, proceed for approximately 0.3 of a mile and turn right into Grender Way. Follow the road round to the left into Hasler Grove, with the greensward on your right, take the second turning on the left into Toop Gardens. Proceed to the end and number 5 is on the left as the road bends round to the left. What3words - hydrant.specifies.delay

Estate Charge - 1st July 2026 to 30th June 2027 £414.80

Chichester District Council - 26/27 Tax Band F £3,574.36 EPC-B

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk









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