



# Martins Five

Martins Lane, Birdham, Chichester, West Sussex PO20 7AU

**Michael  
Cornish**  
PROPERTY SALES & ACQUISITIONS





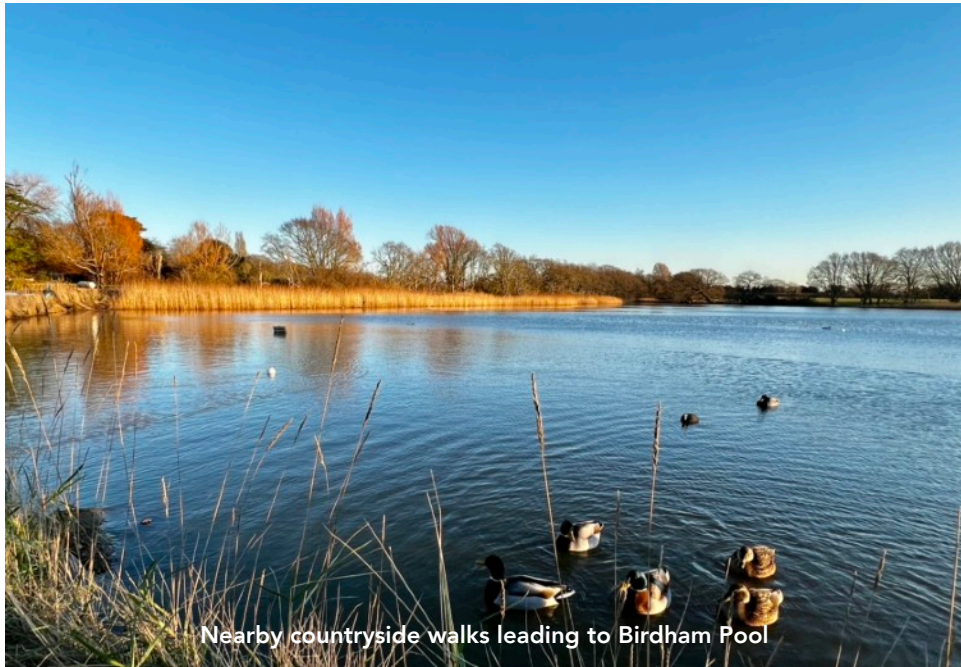
The Barn

Martins Five & Annexe





Wonderful sailing from nearby Birdham Pool



Nearby countryside walks leading to Birdham Pool

# Martins Five

Matins Lane, Birdham, Chichester, West Sussex

A substantial detached period house of immense character with 4 double bedrooms, 4 bathrooms, attached 2 bedroom annexe and 2 bedroom detached barn with south westerly aspects and beautiful tranquil gardens and grounds, set in about 0.85 acres within easy reach of the marinas.

## THE PROPERTY

### 4 Bedrooms

4 Bathrooms (3 en-suite)

Reception Hall, Cloakroom

Sitting room, Dining room, Study

Kitchen/Breakfast/Family room, Utility room

and attached **Annexe** comprising:

**2 Bedrooms**, Shower room

Sitting room, Kitchen/Breakfast room

### The Barn

#### 2 Bedrooms

open plan stairs to mezzanine Bedroom/Snug

2 Bathrooms (en-suite), Cloakroom

Sitting room/Kitchen/Dining room

## OUTSIDE

Long driveway and enchanting private gardens leading to a parking area for a number of vehicles and boats

Open bay double garage, Storage outbuildings

Beautiful well established gardens and grounds

**In all, set in about 0.85 acres**



## THE PROPERTY

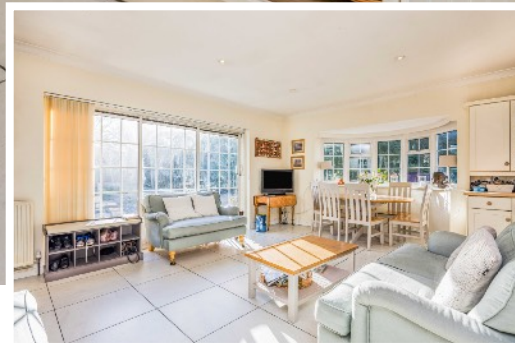
Martins Five is a particularly spacious detached period house of immense charm and character, providing substantial and versatile living accommodation with an attached two bedroom annexe, and a detached two bedroom barn with a mezzanine sleeping area, set in delightful beautifully landscaped gardens and grounds, extremely private with south and westerly aspects. Upon entering the house there is a spacious reception hall with doors leading to an impressive dual aspect sitting room with a fireplace, a separate dual aspect dining room with a fireplace and inner hall with doors leading to a cloakroom/wc, study and separate large utility room. From the dining room a door leads into a large dual aspect kitchen/breakfast/family room with a range of wall and base units with built in appliances and central island. From the inner hall a staircase rises to the large landing with a window and doors leading to four double bedrooms and four bathrooms (three en-suite). The main house has a connecting door to the particularly well-appointed self-contained attached annexe with two bedrooms, shower room, sitting room, kitchen/breakfast room and separate entrance door and a door leading to the rear garden terrace.

The detached oak barn is located at the rear of the garden and is well screened from the main house. The accommodation is both light and spacious with the front door opening into a stunning open plan reception room incorporating the sitting/dining room/kitchen which has a range of units and appliances. There is a cloakroom/wc and two double bedrooms both with en-suites, a shower/wc and a bathroom/wc. A staircase from the sitting room leads up to an open mezzanine floor used as an occasional sleeping area, snug or study.

**Wonderful countryside walks leading to two marinas**























## BIRDHAM & CHICHESTER

Birdham village is located about 4 miles to the south of Chichester city centre and is an exceptionally well regarded village, with a friendly community and lovely ancient church of St James dating from the 14th century and much the surrounding countryside close to the harbour is designated an area of outstanding natural beauty (AONB) bounded by the parish of West Itchenor sailing village about 2 miles to the south, where there are a couple of very popular local public houses/restaurants; The Ship Inn, Itchenor and The Lamb Inn on the Chichester/Wittering Road. The village has a village hall, local general store, fuel station/small Waitrose outlet and a CE Primary School. There are lovely walks along Chichester canal, which emanates from the city centre and leads to Chichester Yacht club nearby. Chichester city was founded by the Romans during the first century AD and is steeped in history with a number of archaeological remains from the Roman Conquest including the tall defence walls, which provide a walk through the city. Much of the city shopping centre is accessed through level pedestrianised areas leading to the well preserved and Chichester Cathedral founded during 1075. The elaborate octagonal Market Cross in the city dates from 1501. The city has a number of beautifully kept parks and 'The Ship Canal' from the city navigable for about 2 miles by canoe and rowing boats to Donnington, beyond which there are a further 2 miles of walks along the canal leading to Birdham and Chichester Marinas. The Nuffield Hospital (private patients) and NHS St Richard's Hospital in the city. Further amenities include: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club and Chichester rugby football club. Other attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. There are a number of schools locally and accessible from Chichester including: University of Chichester and Portsmouth Grammar school, Bishop Luffa, The Prebendal school, Oakwood, Great Ballard, Dorset House school, Slindon College, Seaford College, Westbourne House.





Attached two bedroom ANNEXE with independent access







The Barn - detached with two bedrooms tucked away at the rear of the grounds





## GARDENS & GROUNDS

Martins Five is set well back within its grounds and approached from a private country lane. The delightful enclosed gardens are surrounded by attractive mature hedging with a variety of trees and shrubs. Leading out from the rear and side of the main house, there is a charming lower paved rose garden, flanked by an expanse of neatly kept lawned areas leading to the front and rear aspects and at the side of the property there is an original Anderson shelter coupled with a substantial timber garden machinery store and an adjoining greenhouse. The Barn at Martins Five is tucked away at the rear of the grounds and well screened from the main house. There is a vegetable garden and a timber garden shed. Access to the house is over a long gravelled driveway leading to a parking area with space for a number of vehicles and small boats.

**Enchanting gardens and grounds  
In all, set in about 0.85 acres**







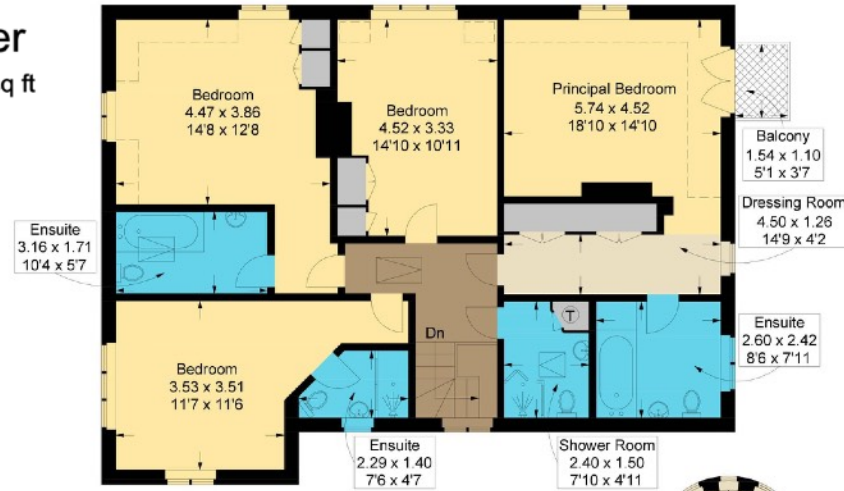


# Martins Five, Birdham, Chichester

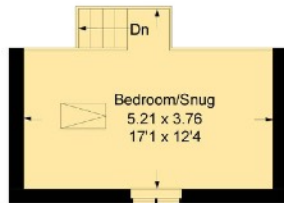
Approximate Gross Internal Area = 416.1 sq m / 4479 sq ft

Outbuildings = 32.8 sq m / 353 sq ft

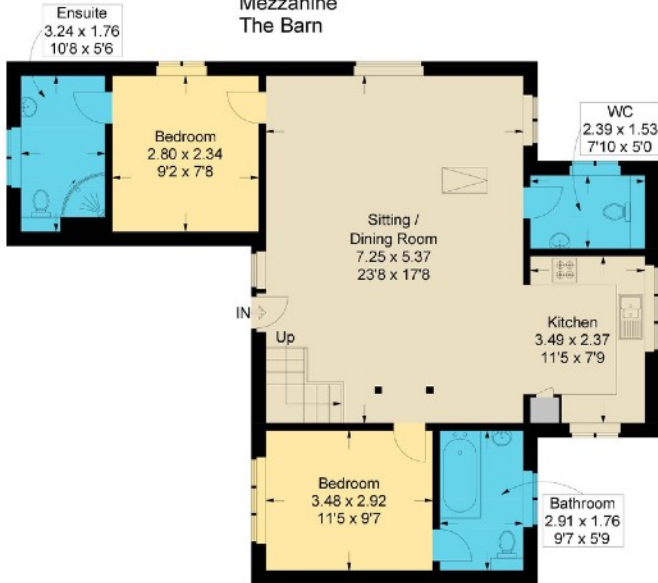
Total = 448.9 sq m / 4832 sq ft



First Floor House



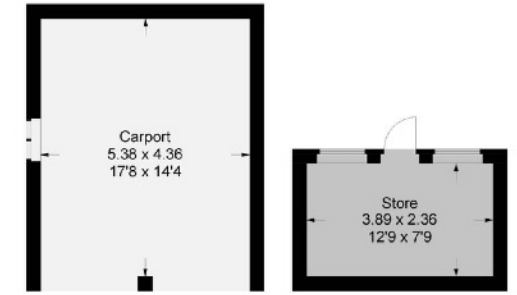
Mezzanine The Barn



Ground Floor The Barn



Ground Floor House



Outbuildings

= Reduced headroom below 1.5m / 5'0"

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.





Chichester Marina



Sunset at Birdham



Goodwood Revival



West Wittering



## COMMUNICATION TRAVEL LINKS

Chichester mainline rail station links to London/Waterloo via Havant (95mins). The A3 (M) motorway is about 18 miles to the West, connecting to the M25 Junction 10 and to central London/Westminster (76miles) and airports at Heathrow (72miles) or alternatively Gatwick via A27/A24 (48miles). Southampton International airport (38miles) and Portsmouth (20miles), both cities have ferry services to the Isle of Wight, The Channel Isles and Europe. Distances are approximate and times may change.

**SERVICES:** Mains electricity, gas to main house, electric to the Annexe, mains water and drainage.

**Council Tax Band:** House: G Year 2023/24 £3,549.85

**Council Tax Band:** Annexe: A Year 2023/24 £1,419.94

**The Barn:** Small business zero rated, Gas boiler heating, Klargester drainage.

**EPC Rating:** Main House: D and Annexe: F The Barn: C

**LOCAL AUTHORITY:** Chichester District Council 01243 785166

## COASTAL & COUNTRY PURSUITS

Chichester is renowned for its sailing amenities, country pursuits and attractions: the Goodwood Festival of Speed, Goodwood Revival motoring events, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. Golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside is an Area of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways. There are miles of sandy beaches at the Witterings and Chichester has about 17 miles of harbour channels with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina) and in all 14 sailing clubs locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College & Gardens, Arundel Castle, Fishbourne Roman Palace, Stansted Park, Petworth House, and Goodwood House.

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## Viewing by Appointment

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Wonderful countryside and sailing at Chichester

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