



Cedar House

Birdham Road, Chichester, West Sussex PO20 7EQ

Michael
Cornish

PROPERTY SALES & ACQUISITIONS



THE PROPERTY

Spectacular Newly Modernised
Detached House
4 Double Bedrooms, 4 New Ensuite Bathrooms
Reception Hall, Study
Sitting room/Dining room
Triple aspect Living room
New Luxury Kitchen/Breakfast room
Large Utility room, Cloakroom/wc/Shower room
Superb new double glazed PVC-u windows
New plumbing and brand New boiler in Insulated large loft
All new LED lighting throughout

Stunning beautifully landscaped gardens and grounds
Circular driveway featuring an impressive Large fountain
Detached double garage with a remote control electric door
Quality Sapele hardwood timber gates electric remote control and CCTV
New close boarded timber boundary fencing
Views over the fields opposite and a glimpse of the harbour

In all, set in about 0.8 acres

Close to Birdham Marina and Chichester Marina

Cedar House

Birdham Road, Chichester, West Sussex

A stunning newly modernised detached house built to a high specification with bright and spacious accommodation 4 bedrooms, 4 new ensuite bathrooms, and 3 receptions, new kitchen/breakfast room, set in stunning gardens and grounds in all about 0.8 acres, the principal bedroom has views over fields opposite and a glimpse of the harbour, located about 2 miles south of the city and near Birdham and Chichester marinas.



THE PROPERTY

Cedar House is a beautifully presented stunning newly modernised individually designed detached house with spacious light and airy accommodation throughout. The house has recently been refurbished, extended and tastefully updated to a high specification and is superbly presented to meet most of the family requirements. Upon entering the property there is a welcoming reception hall with doors leading to a double aspect study. Further doors lead to a large utility room and cloakroom/wc/shower room and a door leads into a superb new kitchen/breakfast room with a comprehensive range of stylish wall and base units and worktops incorporating a breakfast bar and range of built in appliances including: two ovens and a hob with a built in dishwasher, sink and chrome combination Quooker tap with boiling water feature. From the reception hall, doors lead into the double aspect sitting room with fireplace and open plan dining room with doors opening out to the sun terrace. From this room a door leads into the large triple aspect living room with two sky lights and doors at both ends of the room opening out to the lovely gardens and a large south facing enclosed sun terrace.

From the reception hall stairs rise to the spacious galleried landing with doors leading to four double bedrooms all of which have superb brand new en-suite bathrooms. Some of the views from the first floor level are spectacular and far reaching over farmland and the principal bedroom has a Juliet balcony with fantastic far reaching countryside views and a glimpse of Chichester harbour.

Enchanting gardens and grounds and a glimpse of the harbour





















BIRDHAM

Cedar House is about 2 miles south of Chichester city centre and 3 miles to the south is the centre of Birdham village and is a 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 and a large Marina and a Birdham Marina.

COASTAL & COUNTRY PURSUITS

Chichester is renowned for its sailing amenities and attractions including: the Goodwood Festival of Speed and 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, which has been awarded the 'Blue Flag' international status for excellence. A few miles to the south east is Bracklesham Bay a designated area of Special Scientific Interest for wild life and with a lovely beach it's ideal for bathing in the sea, as many people do who belong to the Bracklesham Bay Bluetits, who regularly meet for a healthy dip in the sea. The RSPB nature reserve is situated at Pagham Harbour. Chichester has about 17 miles of harbour channels leading out to The Solent, and thousands of moorings and registered vessels and about 2,000 berths with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), Thornham Marina, Sparkes Marina and Northney Marina at Hayling Island and 14 sailing clubs. Further attractions include: Ashling Park Estate Vineyard and Restaurant, Tinwood Estate Vineyard, Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Castle and Wetland Centre Wildfowl nature reserve, Fishbourne Roman Palace, Stansted Park, Petworth House and Goodwood House.



CHICHESTER

Chichester was founded by the Romans during the first century AD and the surrounding areas are steeped in history, with a number of fascinating archaeological remains from the Roman Conquest such as the existing remains of the tall defence walls, which now provide a walk through the city. Much of the shopping centre is accessed through level pedestrianised areas leading to the well preserved and beautiful Chichester Cathedral founded in 1075. The City has beautifully kept parks and 'The Ship Canal' from the city Basin is navigable for about 2 miles by canoe and rowing boats to Donnington and there are a further 2 miles of walks beside the canal leading to Chichester and Birdham Marinas. About a mile from the city centre there is the Nuffield Hospital (private patients) and NHS St Richard's Hospital. There are a wide variety of amenities including: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club, rugby football club. Goodwood Hotel and luxury health club with spa, indoor swimming and gym. Other attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. There are a good selection of schools locally and accessible from Chichester including; Chichester University, Chichester Free School, Chichester High School, Bishop Luffa, Oakwood, Prebendal (with Cathedral Choir school), Great Ballard, Slindon College, Dorset House, Seaford College, Bedales Petersfield, The Portsmouth Grammar school, nearby to Goodwood 4 miles to the south Westbourne House..



GARDENS & GROUNDS

Cedar House is approached through electric remote control tall quality Sapele hardwood timber gates with CCTV leading into impressive long extensive driveway providing parking for more than a dozen vehicles and a number of small boats, the driveway features a large fountain set in a circular base. The extensive lawns are mostly enclosed with new close boarded timber fencing providing an excellent degree of privacy leading to a large sun trap newly paved slab patio area. The delightful enclosed gardens surrounded by attractive shrubs, flowers and lavender bushes with mature hedging and a variety of trees. There is a detached double garage/workshop with new remote control double width up and over door. As mentioned there is parking area for more than a dozen vehicles and plenty of space for a number of small boats.

Enchanting gardens and grounds

In all, set in about 0.8 acres



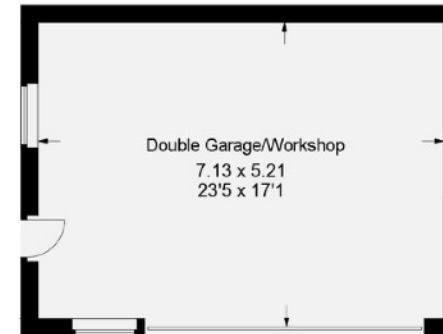


Cedar House, Birdham Road, Chichester, West Sussex, PO20 7EQ

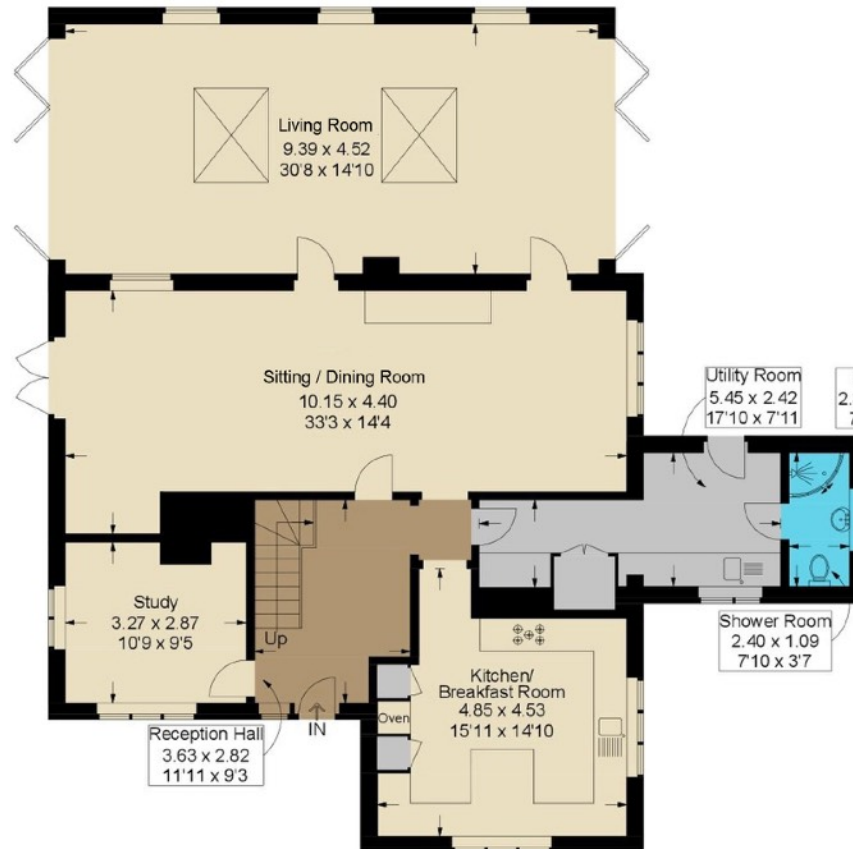
Approximate Gross Internal Area = 234.8 sq m / 2527 sq ft

Outbuilding = 38.1 sq m / 410 sq ft

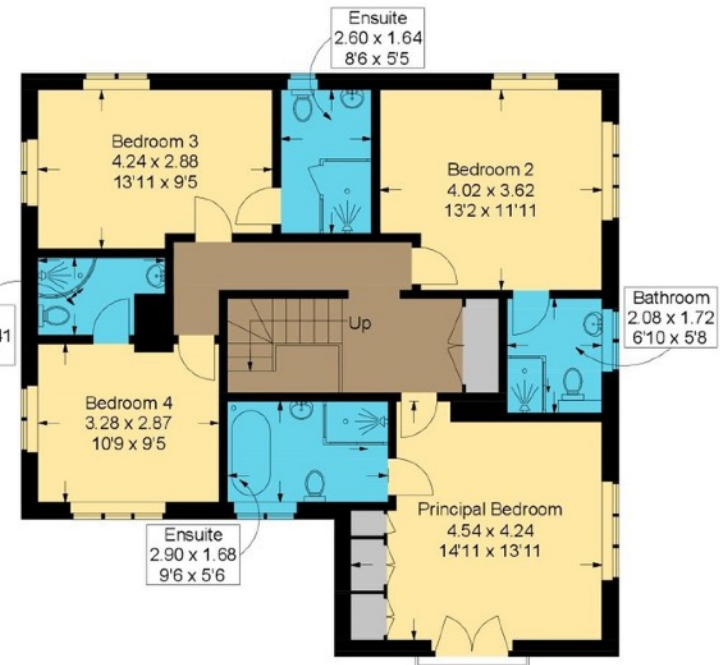
Total = 272.9 sq m / 2937 sq ft



Outbuilding



Ground Floor

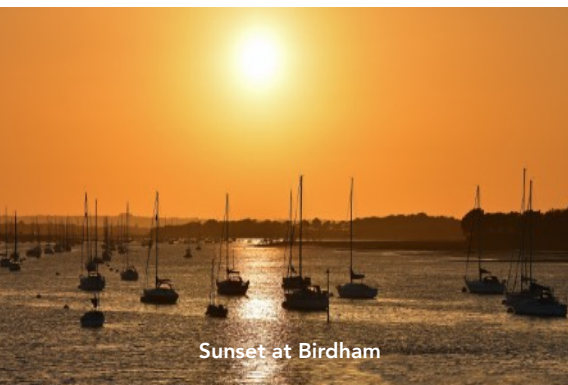


First Floor

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.



Glorious Goodwood racecourse



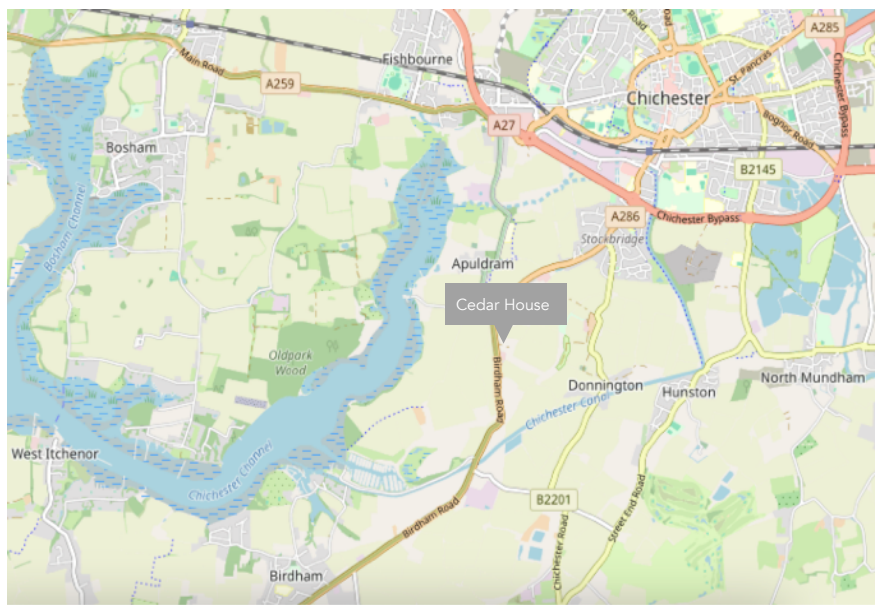
Sunset at Birdham



West Wittering



Goodwood Revival Internationally renowned



COMMUNICATION TRAVEL LINKS

Chichester mainline rail station fast links to London/Waterloo via Havant (95mins) and London/Victoria (96mins). 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), 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, water and private drainage.

Main House Council Tax Band: F Year 2025/26 £3,349.94

EPC Rating: C

LOCAL AUTHORITY: Chichester Council 01243 785166



Chichester Harbour & The South Downs

Brochure: Reproduction only allowed with Authors consent

Viewing by Appointment

Michael Cornish - Chichester

M: 07917 428464

W: 01243 790656

property@michaelcornish.co.uk

www.michaelcornish.co.uk

DISCLAIMER NOTICE: MICHAEL CORNISH LIMITED and any member of the company and for the vendor/landlord of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of MICHAEL CORNISH LIMITED or the vendor/landlord, (iii) the statements contained within these particulars should not be relied upon as a statement of fact or representation (iv) any interested purchaser/tenant must satisfy themselves by inspection, professional survey or otherwise as to the correctness of each of the statements or plans and elevations illustrated that could be subject to local authority planning permission, contained within these particulars, (v) the vendor/landlord does not make or give either MICHAEL CORNISH LIMITED or any person in their employment any authority or give representation or warranty whatsoever in relation to this property. (vi) The appliances, equipment, fittings or services have not been tested and cannot be verified as to whether they are in working order. (vii) Photographs, maps, all plans and dimensions are approximate in these particulars and shown for illustration purposes and as a guide only and should be checked for accuracy by the buyer or the buyers surveyor or representatives. (viii) These particulars do not refer to any restrictive covenants or rights of way, wayleaves or easements on the land of the property and the buyer or their professional representatives should check the title register before purchasing the property. (ix) These particulars do not refer to or give warranty to the structural condition of the property and the buyer should take advice from their own structural surveyor before purchasing this property. Registered Office: Wellesley House, 204 London Road, Waterlooville, Hants PO7 7AN Registered in England & Wales: MICHAEL CORNISH LIMITED Company No. 11293959

**Michael
Cornish**

PROPERTY SALES & ACQUISITIONS



Views of countryside with glimpse of Harbour leading to
nearby Birdham and Chichester Marinas

**Michael
Cornish**

PROPERTY SALES & ACQUISITIONS