





Blackwood, 2 Oak Meadow, Birdham

A unique architect designed single storey residence standing in 0.27 acre in a much sought after waterside village setting.



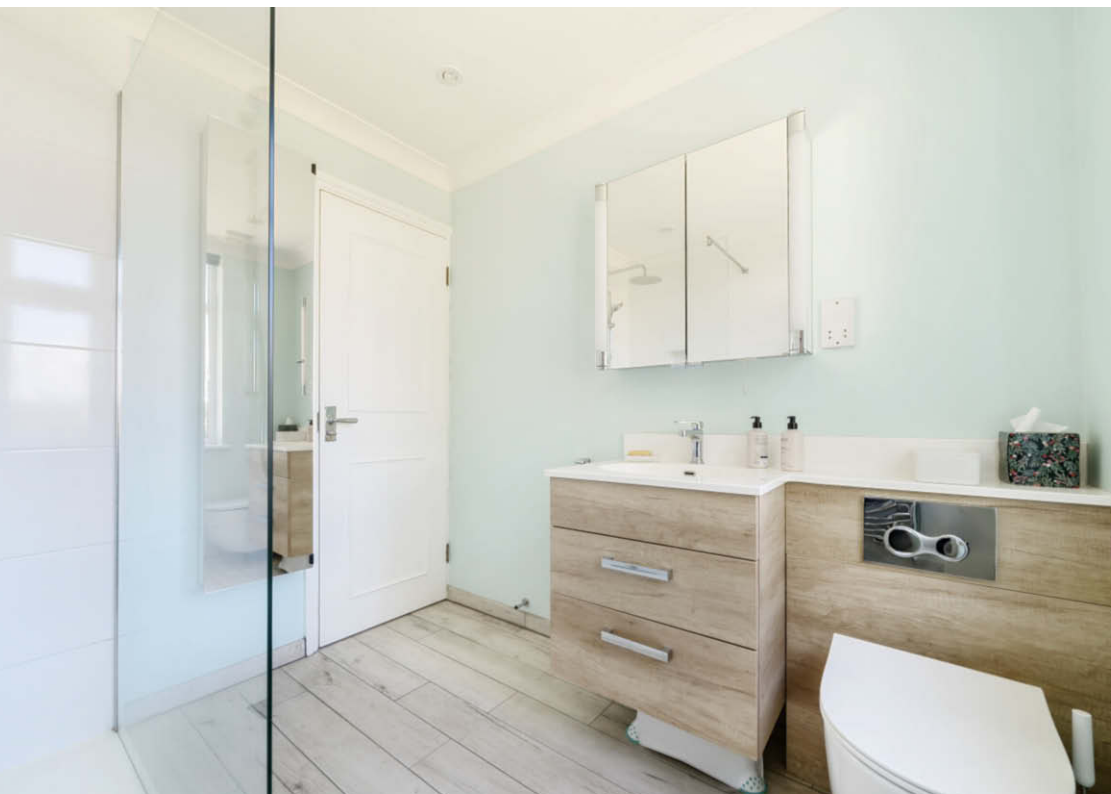
- ▶ **Exceptionally light & spacious ambience**
- ▶ **Amazing views**
- ▶ **New gas central heating boiler 2019 (10 warranty)**
- ▶ **Electric underfloor heating in shower rooms**
- ▶ **Located in an Area of Outstanding Natural Beauty**
- ▶ **Versatile accommodation (up to 5 bedrooms)**
- ▶ **Re roofed 2020 (20 year warranty)**
- ▶ **Ample parking**

Reflecting a unique architectural design, this fabulous single-storey residence boasts a commanding gently elevated position, offering unrivalled countryside views across expansive open fields towards Birdham Pool Marina beyond (just half a mile away).

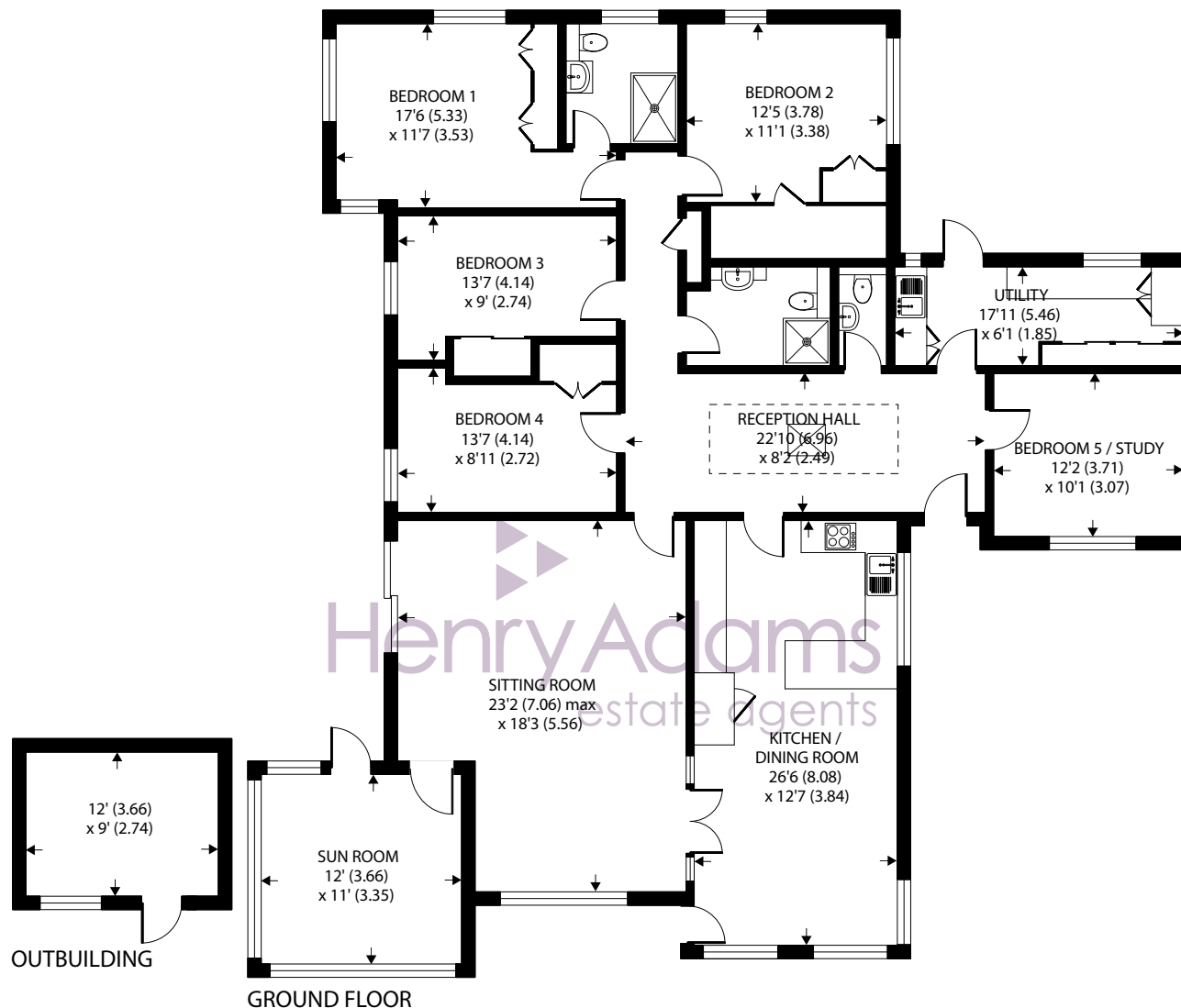
Upon entering, residents are immediately greeted by a welcoming reception hall flooded with natural light streaming through the clerestory above. The spacious sitting room exudes comfort and style, featuring wide patio doors that seamlessly connect the interior with the rear garden, as well as a striking floating ceiling mounted wood-burning stove that adds both warmth and ambience.

Continuing through this remarkable property, a triple aspect sunroom beckons, providing a harmonious blend of indoor-outdoor living spaces. The heart of the home is undoubtedly the high-quality kitchen/dining room meticulously crafted by Sylvarna Kitchens of Chichester, showcasing integrated appliances including twin Siemens ovens (one being a combination steam oven/microwave), a warming drawer, an induction hob, a Neff dishwasher, and a Quooker boiling tap. Further enhancing the allure of this residence, a utility room offers convenience and practicality. Up to five bedrooms (four with built in wardrobes), provide ample accommodation, with the principal bedroom boasting a luxurious en-suite shower room, while a stylish family shower room caters to the remaining bedrooms.









Approximate Area = 2014 sq ft / 187.1 sq m

Outbuildings = 256 sq ft / 23.7 sq m

Total = 2270 sq ft / 210.8 sq m

For identification only - Not to scale



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.

Outside

Set on a private 0.27-acre plot, the garden envelops the property in tranquillity, accessed via a five-bar gate that leads to a secluded driveway. An outdoor oasis awaits, featuring extensive lawns and mature borders, ideal for relaxation and outdoor entertaining. A covered courtyard area, complete with a high-level outdoor heater, provides a cosy retreat for al fresco dining.

Chichester District Council - 24/25 Tax Band F £3,237.10

Location

The attractive coastal village of Birdham offers some local facilities including a marina, primary school, convenience store and petrol station. A full range of other facilities (including a GP surgery) can be found at East Wittering, approximately 2 1/2 miles distant. The nearby city of Chichester offers excellent high street shopping, restaurants, cafes and bars, the Festival Theatre and a mainline railway station. Goodwood is located to the north of the city and is famous for its many event days, including the Festival of Speed, Goodwood Revival and the Qatar Goodwood Festival. There are excellent sailing facilities around Chichester Harbour and water sports from the blue flag beaches at West Wittering.

Directions

From Chichester proceed south on the A286 towards Birdham. Proceed along the Birdham Straight turning right into Church Lane. Take the third turning on the right into Court Barn Lane (signposted Marina). Take the first turning on the right into Oak Meadow and number 2 is on the left. W3W - insulated.modern.plotting



