10 Old Common Close, Birdham, Chichester, PO20 7SE

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OFFERS IN EXCESS OF £750,000

Substantial Detached House	Utility Room
Four Bedrooms	Office
Two En-Suite Shower Rooms	Attractive Rear Garden
Garage	Large Boarded Loft

A substantial 4 bedroom, 3 reception detached house occupying a sizeable plot at the end of a quiet cul-de-sac in the sought after village of Birdham.This impressive house has ample driveway parking for 6-8 cars with a vehicle charging point and gated access to a large exceptional rear garden.

The entrance porch leads into a spacious hall leading to all the other ground floor rooms including an attractive cloak room/WC. The large dual aspect lounge is well suited to entertaining and enjoys patio doors to the rear garden.

The spacious dining room also has patio doors to the rear garden. Fully fitted kitchen with a central island/breakfast bar leading to a utility room and door to the rear garden. Finally, on the ground floor is a generous office which could function as a family room or even a downstairs bedroom.

Upstairs are four good sized bedrooms, two of which have ensuite shower rooms, whilst a large family bathroom caters for the other two bedrooms.

On the landing is a loft hatch with fold-down ladder leading to a fully insulated and boarded loft with lights. Outside is a double garage with boarded loft storage space.

The rear garden is undoubtably one of the property's standout features and is thoughtfully arranged into a variety of zones to sit, entertain and enjoy the outdoors. A hot-tub is set into a secluded area offering the ideal space to unwind. A large pond with decked pergola provided a focus point, whilst another pergola planted with wisteria along the patio at the rear of the house affords a more shaded area. The borders are planted with well-established shrubs and numerous fan-trained fruit trees that provide a back-drop to the vegetable plot. A further area to the rear of the garage offers options for clothes drying and space for a greenhouse.

Birdham is a highly sought-after area in the Manhood peninsula offering the appealing combination of village life and easy access to both Chichester (7 miles) and the coast. The popular beaches of West Wittering and Bracklesham as well as East Head are also within easy reach. The village is surrounded by beautiful countryside with excellent provision for walking, cycling and sailing being within easy reach of Birdham Pool and Chichester Marina.

The house is within walking distance to the village shop, park and hall, church and a good primary school. A bus stop at the end of the Close provides regular services to Chichester and another nearby on the opposite side, to the Witterings.

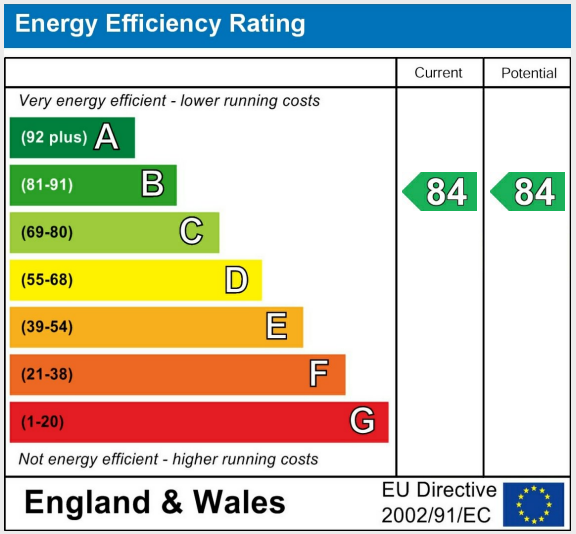
Birdham is an excellent choice for those looking to enjoy a relaxed coastal/rural lifestyle while remaining conveniently connected to Chichester with train services to London and surrounding areas.

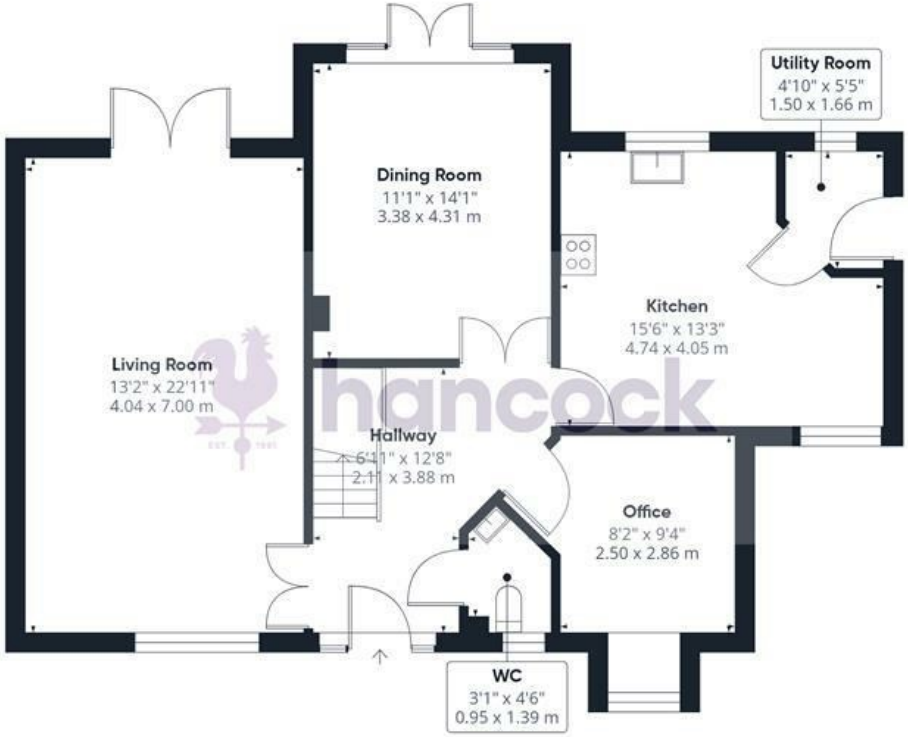
Additional Information :
Tenure : Freehold
Council Band : F
EPC : B
Broadband : Up To 1800mbps
Mobile : Okay: EE, Three, Vodafone; Poor: O2

Agents Note: Upon acceptance of an offer, Hancock and Partners will complete an online identity check. The cost of this check is £24 including VAT per purchase. This charge verifies your identity in accordance with HMRC requirements, and documentation confirming your identity and address will be required.

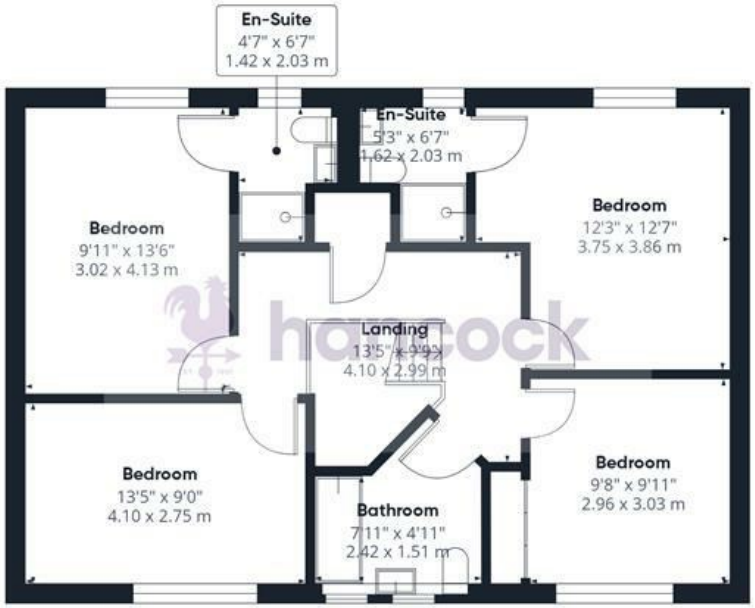
ADDITIONAL INFORMATION

Local Authority – Chichester District Council
Council Tax – Band F
Viewings – By Appointment Only
Floor Area – 1690.00 sq ft
Tenure – Freehold





Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

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Approximate total area(1)

1912 ft²

177.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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