Archways, Main Road, Birdham, PO20 7HS

Guide Price **£1,250,000**

Henry Adams
estate agents

ARCHWAYS
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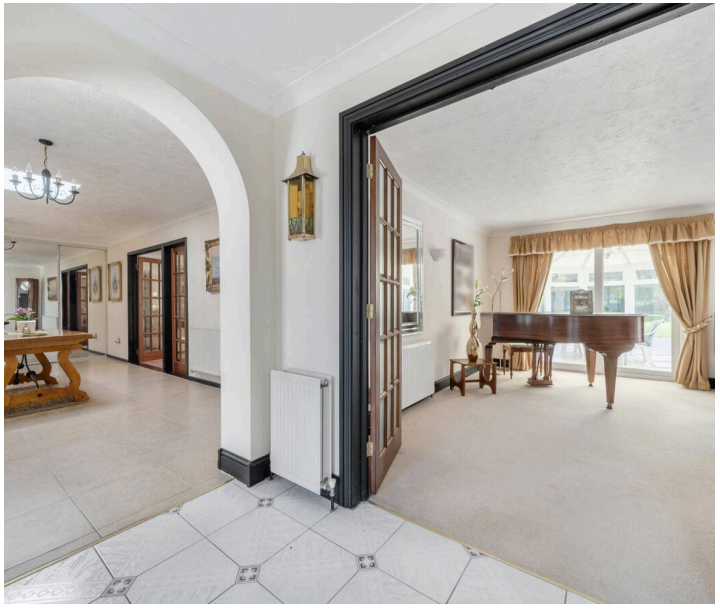
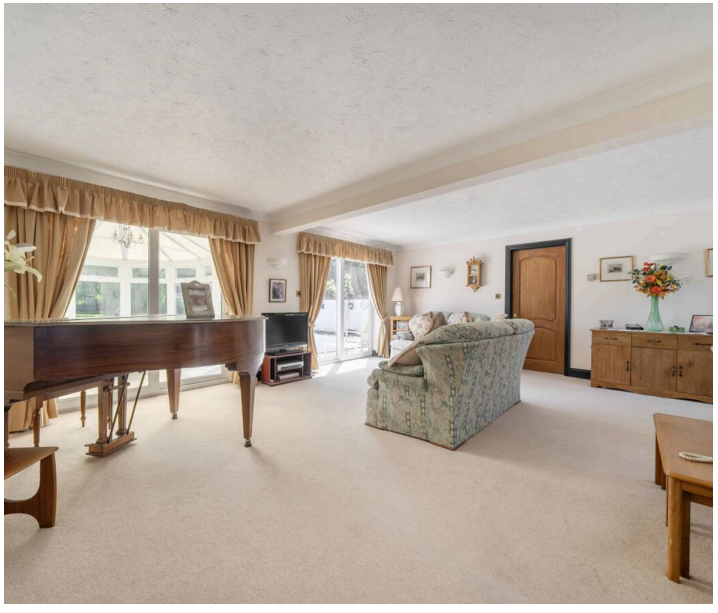
Archways, Birdham

A substantial family residence with self-contained annexe, heated pool and south facing gardens.

- Substantial detached residence extending to approximately 5,056 sqft
- Set within 0.70 acres of mature, predominantly south facing gardens
- Exceptional privacy and seclusion surrounded by established trees
- Heated outdoor swimming pool with extensive patio and recreation terrace
- Flexible accommodation ideal for multi-generational living or home-and-income potential
- Principal four-bedroom family house with four reception rooms
- Spacious kitchen/breakfast room with granite worktops and breakfast bar
- Ground floor bedrooms and shower rooms offering versatile living arrangements
- Self-contained two-bedroom, two-bathroom annexe arranged over two floors
- Wide driveway, extensive parking and detached triple garage

A substantial detached residence extending to approximately 5,056 sqft, set within 0.70 acres of mature, predominantly south-facing gardens. Enveloped by established trees, the property enjoys an exceptional degree of privacy and seclusion, together with a heated outdoor swimming pool and extensive recreational space.





The versatile accommodation is ideally suited to multi-generational living or offers potential for a home-and-income arrangement. The property is currently configured as a principal four-bedroom family home together with a self-contained two-bedroom, two-bathroom annexe arranged over two floors, accessed via the outer hallway of the main house.

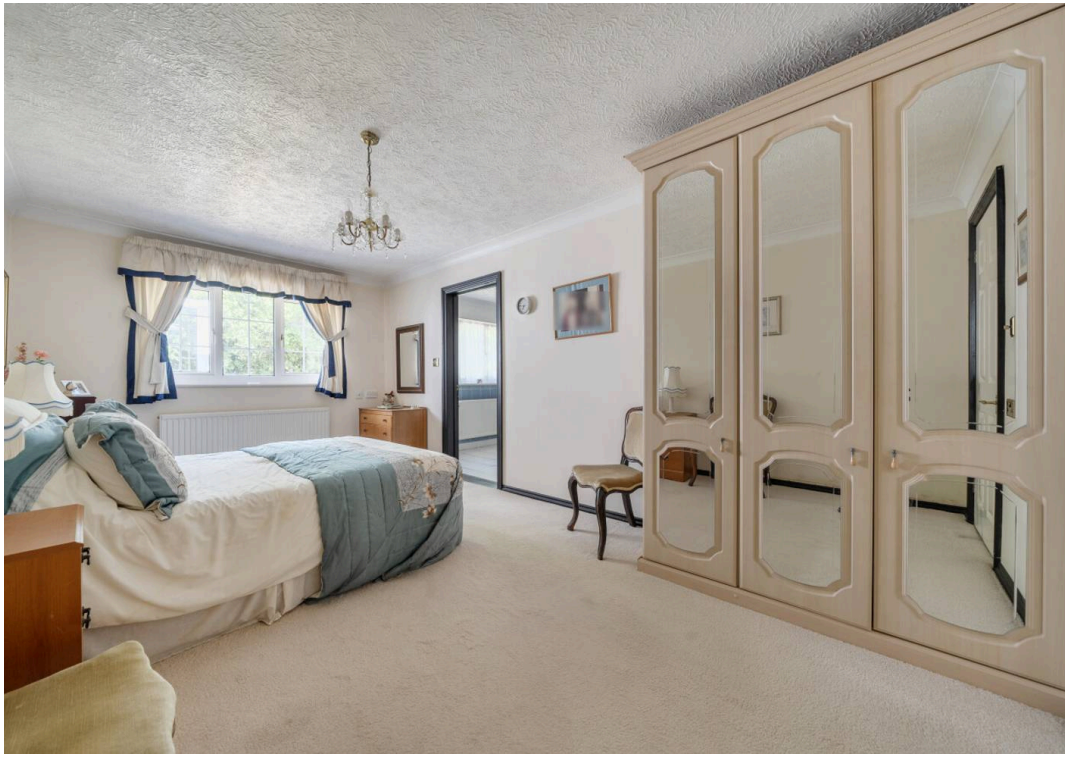
The accommodation is approached via an outer hall leading into a spacious internal reception hall, enhanced by a skylight providing excellent natural light. There are four reception rooms including a bright dual-aspect formal dining room featuring French doors and an attractive curved bay window, a south-facing sitting room overlooking the rear garden, a cosy snug, and a separate study.

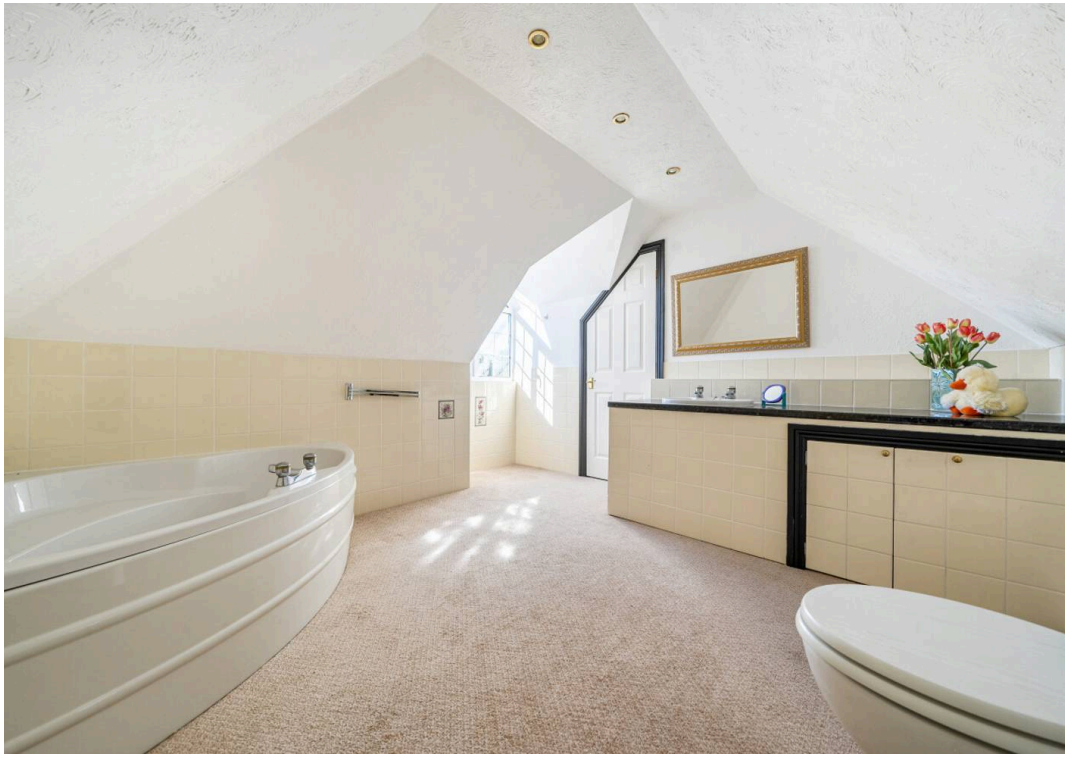
The generously proportioned kitchen/breakfast room is fitted with white-fronted cabinetry complemented by contrasting black granite worktops and a breakfast bar. Also located on the ground floor are three bedrooms and three shower rooms. One bedroom benefits from an en suite shower room, while two further bedrooms share a Jack and Jill shower room. A third shower room is positioned off the inner hall.

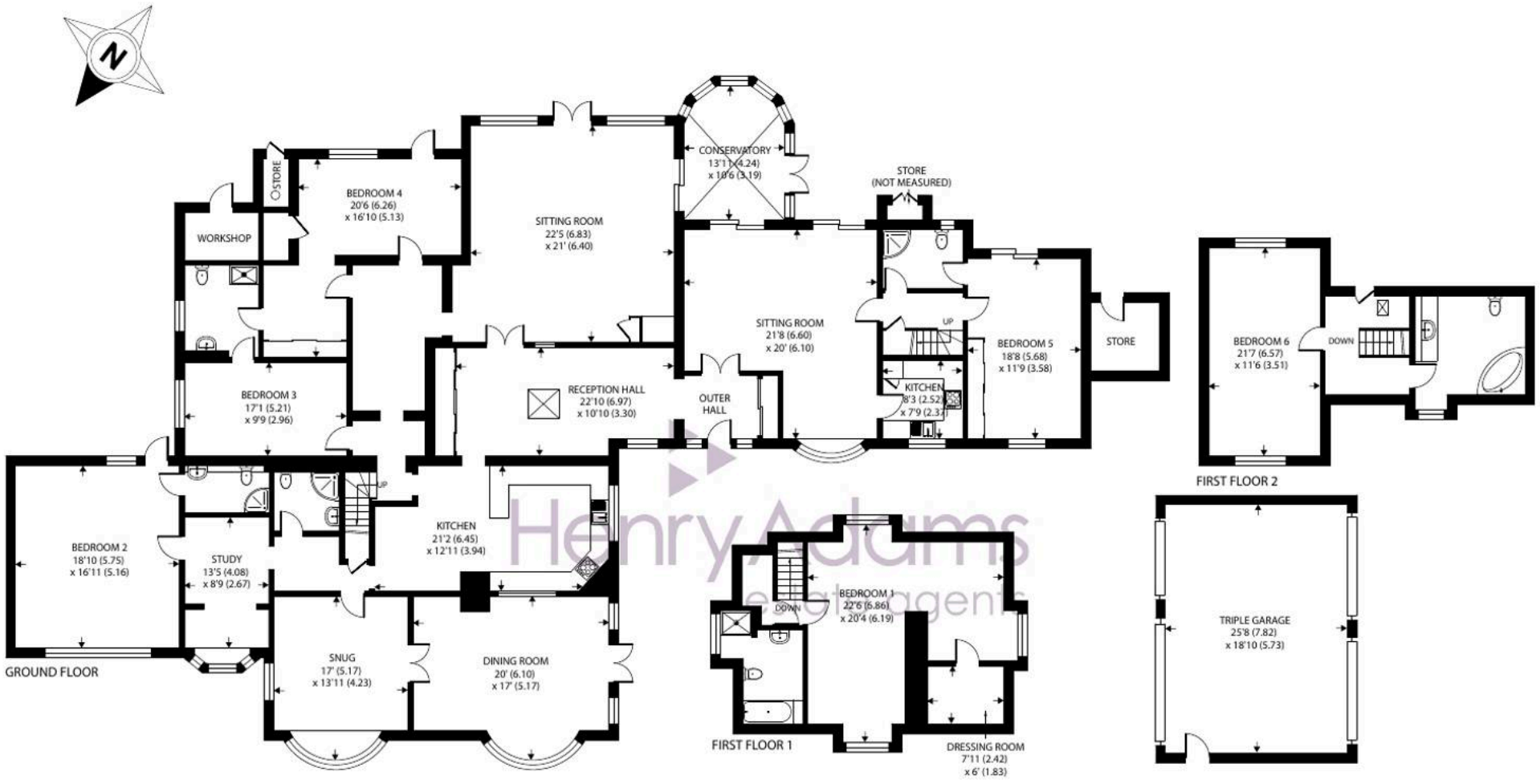
The principal suite occupies the first floor and comprises a bright dual-aspect bedroom, an en suite bathroom, and a dressing room with walk-in wardrobe.

The annexe provides spacious and flexible accommodation comprising a dual-aspect sitting/dining room with access to a conservatory shared with the main house, a kitchen, a dual-aspect ground-floor bedroom, and a shower room. On the first floor there is a further double bedroom with en suite bathroom.

Archways is approached via a wide driveway leading to an extensive parking area and detached triple garage. The front garden is predominantly laid to lawn with mature shrubs and planting. To the rear, a large patio and recreation terrace incorporates the heated outdoor swimming pool, beyond which are extensive lawns bordered by mature trees, creating a highly private and relaxing setting.







Approximate Area = 5056 sq ft / 469.7 sq m (excludes store)
Garage = 482 sq ft / 44.7 sq m
Outbuildings = 103 sq ft / 9.5 sq m
Total = 5641 sq ft / 523.9 sq m
For identification only - Not to scale

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 where Archways is on the left opposite the turning right into Church Lane (signposted Birdham Pool Marina). What3words - rivals.overlook.convinced

Chichester District Council - 26/27 Tax Band F £3,551.80 EPC-D

Henry Adams - Chichester

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