



Crediton Yapton Road, Barnham - PO22 0BA

Guide Price £625,000



STRIDE & SON

Crediton Yapton Road

- Extensively extended and much-improved four-bedroom detached bungalow on a generous plot in the popular village of Barnham, with a large gravel driveway and garage
- Spectacular open-plan kitchen/breakfast/sitting/dining room over 30 feet long, with multiple Velux roof lights and bi-folding doors to the garden
- Well-appointed kitchen with range cooker, hardwood worktops and vibrant feature wallpaper, open to the dining and sitting areas
- Wood-burning stove with polished steel flue creating a warm focal point within the generous open-plan living space
- Striking full-width wall of fitted bookshelving with integrated media space, adding real character and storage to the sitting area
- Four characterful bedrooms (ensuite shower room to principal) and bathroom with freestanding bath and separate shower enclosure
- Charming utility room with Belfast sink, slate tiled floor, Velux roof light and direct external access
- Detached studio/office of approximately 238 sq ft — ideal for working from home, creative pursuits or ancillary use
- Productive rear garden with large timber deck, greenhouse, raised vegetable beds, gravel garden and mature trees providing seclusion
- Generous gravel driveway with ample off-road parking for multiple vehicles, total internal area of approximately 1,470 sq ft







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Crediton is a detached bungalow that has been substantially extended and improved to create a spacious and versatile family home on a generous plot, with a wide gravel drive and a productive garden to the rear.

The front of the property is neatly presented with white-painted brick beneath a slate-tiled hipped roof, a classic panelled front door with climbing plants, and a wide gravel frontage providing parking for several vehicles alongside the attached garage.

The heart of the home is the large open-plan kitchen, dining and sitting room created by the rear extension, measuring over 30 feet in length. Multiple Velux roof lights and bi-folding doors opening onto the rear deck keep the space bright and well-connected to the garden. The kitchen is fitted with gloss-white cabinetry, hardwood worktops and a range cooker. The sitting area has a wood-burning stove with a polished steel flue and a full-width wall of fitted book shelving with integrated media space. The whole room works well for both everyday family life and entertaining.

The utility room is off the kitchen and is a practical and well-considered space, with a butler's sink, cream-painted cabinetry, slate tiled floor, a ceiling ainer, Velux roof light and direct external access to the side of the property.





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Barnham, Bognor Regis

The four bedrooms are on the opposite side of the house. The principal bedroom is a good-sized double with a garden outlook and has an ensuite shower room. Three further double bedrooms are well-proportioned with good natural light. The family bathroom has a freestanding bath, separate shower enclosure, vanity unit and WC.

The detached studio/office to the rear measures approximately 24 feet in length and offers flexible additional space suitable for home working, a creative studio or ancillary use, subject to any necessary permissions.

The rear garden has a large raised timber deck directly off the bi-folding doors, a gravel seating area, raised vegetable beds, a greenhouse, garden shed and a number of established trees and planted borders. It is an enclosed and productive space with plenty of room to grow fruit and vegetables as well as to sit and relax. There is also the additional benefit of an external WC, accessible from the garden.



Barnham is a well-connected village in West Sussex, conveniently positioned between Chichester and Bognor Regis, with easy access to both the coast and the South Downs. The village has a good range of everyday amenities including local shops, a pub, primary school and playing fields, with a friendly community feel. Barnham station is within easy walking distance of Yapton Road and provides regular rail services to Chichester, Bognor Regis, Gatwick Airport and London Victoria, making it a particularly practical base for commuters. Journey times to London Victoria are typically around 90 minutes. For a wider range of shopping, restaurants and services, Bognor Regis is approximately four miles to the south and the cathedral city of Chichester is around six miles to the west, offering excellent retail, dining and cultural facilities including the Festival Theatre and a good selection of independent shops and restaurants. Road links are also good, with the A259 and A27 both readily accessible, providing connections along the coast and towards Brighton and Portsmouth. The South Downs National Park is within easy reach to the north, offering extensive walking and cycling country, while the beaches at Climping and Littlehampton are just a short drive to the south.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C







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Approximate Gross Internal Area = 136.6 sq m / 1470 sq ft
Garage / External WC / Outbuilding = 44.4 sq m / 478 sq ft
Total = 181.0 sq m / 1948 sq ft



Produced for Stride & Son Estate Agent.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Stride & Son

Stride & Son, 37 South Street - PO19 1EL

01243 782626

contact@strideandson.co.uk

www.strideandson.co.uk



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