

Drift Lane, Chichester, Chidham, PO18 8PP

Asking price £900,000

EPC Rating: B Council Tax Band: D



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An exceptional eco-conscious home set within 0.38 acres, offering expansive open-plan living, a pantry and utility, four bedrooms, and a superb detached barn with workshop, garage and self-contained apartment. Solar energy keeps bills near net zero, perfect for entertaining guests.

This striking part-timber clad residence is a superb example of that philosophy — offering exceptional space, versatility and lifestyle appeal, all set within approximately 0.38 acres in a peaceful semi-rural setting close to the harbourside villages of Bosham, Southbourne and Emsworth. Approached via a generous gravelled forecourt providing extensive private parking, the property immediately conveys a sense of scale, privacy and calm that continues throughout the home.

The welcoming reception hall provides an impressive introduction and acts as the natural centre of the ground floor. From here, the accommodation flows beautifully into a number of carefully designed living spaces. The principal sitting room is a wonderfully inviting environment with a dual aspect that floods the room with natural light. Wooden flooring adds warmth and character, while a feature corner open fireplace creates a cosy focal point that transforms the space during cooler evenings. For those who work from home or require a quiet study, a separate office sits conveniently at the front of the property, offering a peaceful and practical working environment away from the main living areas.

The real centrepiece of the home is the remarkable open-plan kitchen, dining and family space — a room designed entirely around modern living and effortless entertaining. Generous in scale and filled with natural light, this space effortlessly brings people together. The kitchen is beautifully appointed with contemporary cabinetry, integrated appliances and a large breakfast bar which naturally becomes the hub of the home, perfect for casual dining, morning coffee or gathering with friends while meals are prepared. Beyond the kitchen, there is ample space for a substantial dining table capable of hosting large gatherings, while the adjoining sitting area provides a relaxed informal living space that flows seamlessly through French doors onto the garden terrace. Underfloor heating runs throughout this main living space, creating a comfortable and energy-efficient environment year-round.

Practical design has clearly been a priority throughout the home. A spacious boot room and utility area sits directly off the kitchen, providing an ideal transition between garden and house. This highly practical space keeps everyday household tasks neatly organised while offering excellent storage for coats, boots and laundry, making it particularly well suited to busy families, pets or country living.

The property also benefits from its own walk-in pantry — a highly desirable feature that provides exceptional food storage and keeps the kitchen beautifully uncluttered while remaining incredibly convenient for everyday use. A cloakroom completes the ground floor accommodation.

Also located on the ground floor is an additional double bedroom with built-in storage and its own en suite shower room. This provides excellent flexibility for visiting guests, independent family members or those seeking ground floor accommodation.

The first floor continues the home's sense of space and light. The principal suite is an impressive retreat, enjoying generous proportions alongside built-in storage and striking double height glazing complemented by additional skylights which flood the room with daylight. The accompanying en suite bathroom is beautifully arranged with both a bath and a separate walk-in shower, creating a calm and luxurious environment. Two further well-proportioned rooms provide comfortable accommodation and are served by a spacious first floor shower room.

Beyond the main residence sits a substantial detached timber barn-style building that adds a truly exciting dimension to the property. On the ground floor there is a large garage alongside an expansive workshop and gym or storage facility, offering excellent space for hobbies, vehicles, fitness equipment or creative projects. Above this, accessed via an elegant external cast iron spiral staircase, is a superb self-contained apartment arranged around an open-plan living and kitchen space, complemented by a generous private sleeping area and its own shower room. This arrangement provides outstanding versatility, making it ideal for visiting guests, independent family members, while maintaining privacy from the main house.

A particularly impressive feature of the property is its strong environmental credentials. The home benefits from a comprehensive solar energy system designed to capture and store significant levels of renewable power. This intelligent system dramatically reduces reliance on the grid, allowing the property to operate with remarkably low running costs and energy bills that approach net-zero levels. Underfloor heating within the main living area and boot room further enhances both efficiency and comfort, helping to create a home that feels warm, sustainable and economical to run throughout the year.

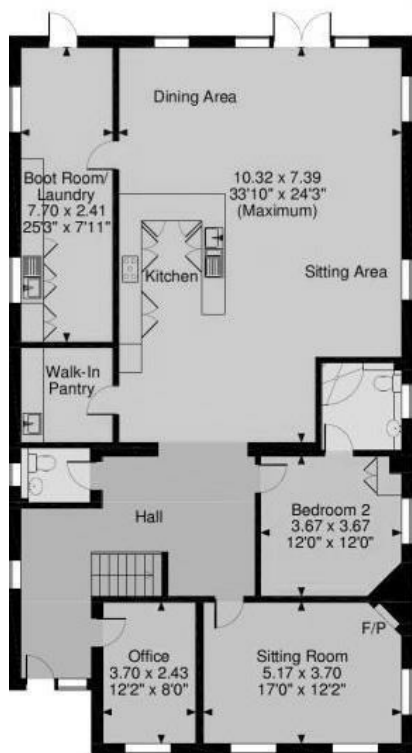
The gardens complement the house beautifully, extending to approximately 0.38 acres and offering a wonderful sense of space and privacy. Large areas of lawn are framed by mature shrubs, established trees and colourful flowerbeds that provide year-round interest. Paved terraces positioned beside both the main residence and the barn create ideal areas for outdoor dining, summer gatherings and relaxed evenings enjoying the peaceful surroundings.

The location further enhances the lifestyle on offer. Nearby Bosham, Southbourne and Emsworth provide a charming selection of local shops, cafés and waterside walks along the harbour. The historic cathedral city of Chichester lies only a short drive away and offers an exceptional range of shopping, dining and cultural experiences including the renowned Festival Theatre and Pallant House Gallery. Goodwood is also close by, famous for its horse racing as well as the Festival of Speed and Revival, alongside a country club offering golf, swimming and tennis. Excellent transport connections are available with rail services from Nutbourne providing routes to London and Chichester offering connections towards Gatwick Airport, while the A27 ensures easy access along the south coast.

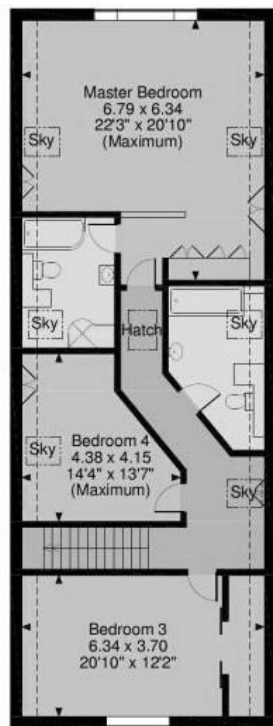
Altogether this is a home that delivers remarkable flexibility, comfort and lifestyle opportunity. With generous entertaining spaces, excellent family accommodation, a highly versatile self-contained apartment and impressive eco credentials, it offers a rare combination of scale, sustainability and adaptability in a superb coastal West Sussex setting.



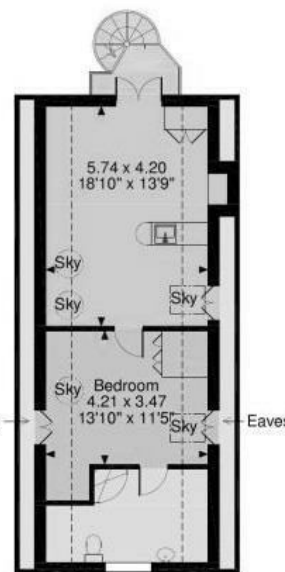
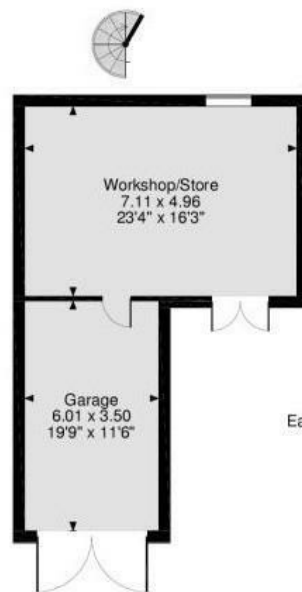
Main House internal area 2,988 sq ft (278 sq m)
Garage & Workshop/Store internal area 611 sq ft (57 sq m)
First Floor Above Garage internal area 372 sq ft (35 sq m)



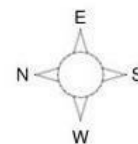
Ground Floor



First Floor



First Floor Above Garage



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B	88	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC