



Oakhurst, Crooked Lane, Birdham - PO20 7HB

Price: £1,250,000 Freehold



STRIDE & SON

Oakhurst, Crooked Lane

Birdham

A beautifully presented 1920s detached home, thoughtfully extended and redesigned to create an exceptional blend of classic character and contemporary family living.

Set within a generous south-west facing plot of around one-third of an acre, the house enjoys a superb position close to Chichester Yacht Basin, Birdham Pool, Salterns Way, and East and West Wittering.

- Close proximity to Chichester Yacht Basin, Birdham Pool & Salterns Way
- Excellent local amenities
- Stunning bespoke open-plan family kitchen/living space
- Cloakroom and utility room
- Sitting room and study
- Four excellent double bedrooms
- Two en-suite shower rooms and a modern family bathroom
- Large, landscaped south-west facing garden
- Travertine and brick paved terrace
- Garage and driveway with parking







ACCOMMODATION

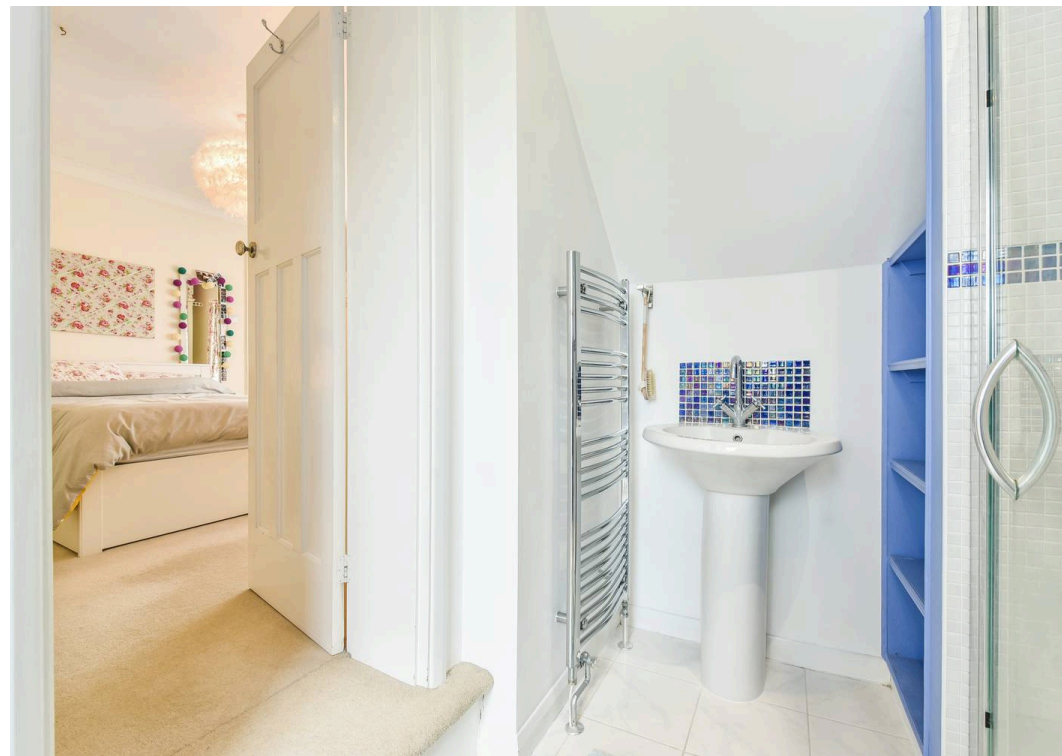
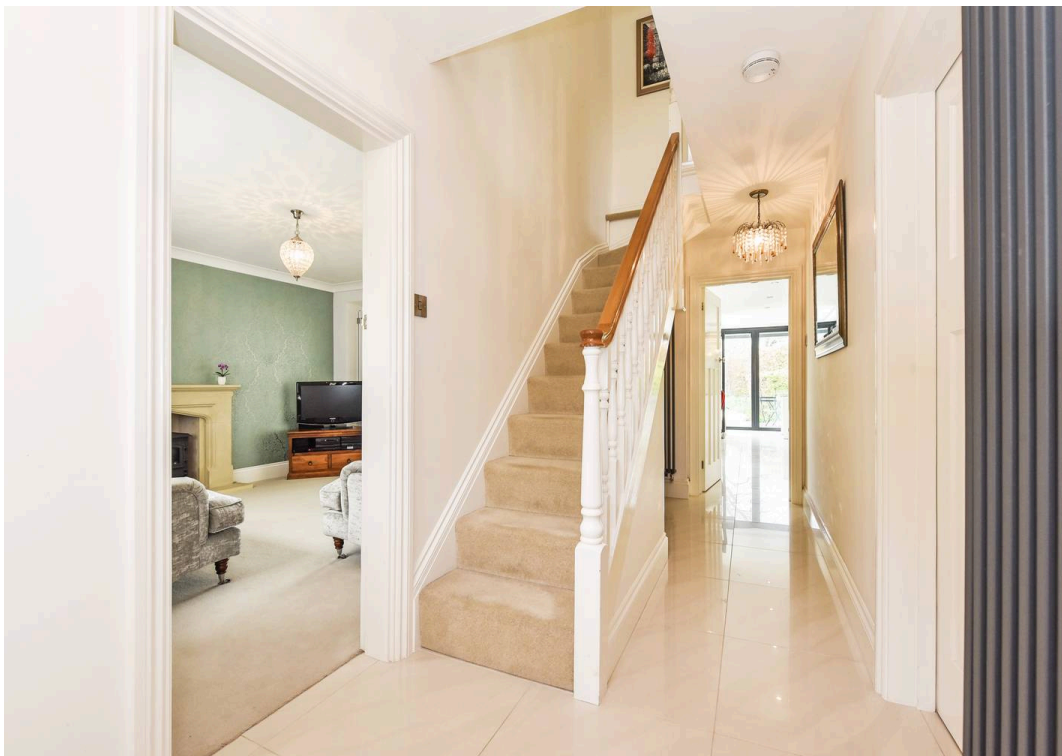
At the heart of the house is a magnificent open-plan kitchen/living/dining room, finished to an outstanding specification. The bespoke kitchen features polished granite worktops, extensive cabinetry, integrated appliances and a substantial central island. Large-format porcelain tiles, wide-opening glazed doors and multi-fold doors—complete with integrated blinds—draw the eye directly to the garden and terrace, creating a seamless indoor-outdoor flow ideal for both everyday living and entertaining.

A relaxed living area sits alongside the kitchen, with further glazed doors opening to the terrace. Double sliding doors connect this space to the separate sitting room, which is arranged around an elegant fireplace. Completing the ground floor is a study, a cloakroom and a well-equipped utility room with farmhouse sink and excellent storage.

Upstairs, all four bedrooms are generous doubles. Two have en-suite shower rooms, and the remaining rooms are served by a contemporary family bathroom. Bedroom layouts and storage options are well-considered, offering flexibility for family life or visiting guests.

Outside, the south-west facing garden is a standout feature. Beautifully landscaped to include a Travertine and brick terrace, shaped lawns, raised decking, and mature hedging providing privacy and structure. The plot's size and orientation create a wonderful setting for wildlife and outdoor living.





LOCATION

Birdham is a charming and well-connected village set between Chichester Harbour and the sandy beaches of West Wittering providing an ideal base for enjoying both countryside and coastal recreation. Crooked Lane offers a lovely village environment, with a church, cricket club, Waitrose local, and village hall which hosts activities for all ages.

Birdham's strong maritime heritage is evident in its two notable marinas: Birdham Pool, one of the oldest marinas in the country, and the extensive Chichester Marina, offering excellent facilities for boat owners and enthusiasts being especially appealing to sailors, with several prestigious sailing clubs nearby and sheltered waters leading out to the Solent.

The village itself sits along the popular Salterns Way, a picturesque cycle and walking route that links Chichester to West Wittering. This provides a delightful, largely off-road path through countryside and harbour landscapes.

Less than a five-minute drive away is both East and West Wittering, the latter being famous for its National Trust reserve at East Head, superb coastal walks, watersports and sailing clubs. Alongside is East Wittering, a thriving village well served by a variety of shops, pubs, restaurants, and cafes as well as a modern medical centre, and dental surgery.

INFORMATION: Services: All mains. | Tenure: Freehold | Local Authority: Chichester District Council | Council Tax Band: Band F | EPC Rating: Band C

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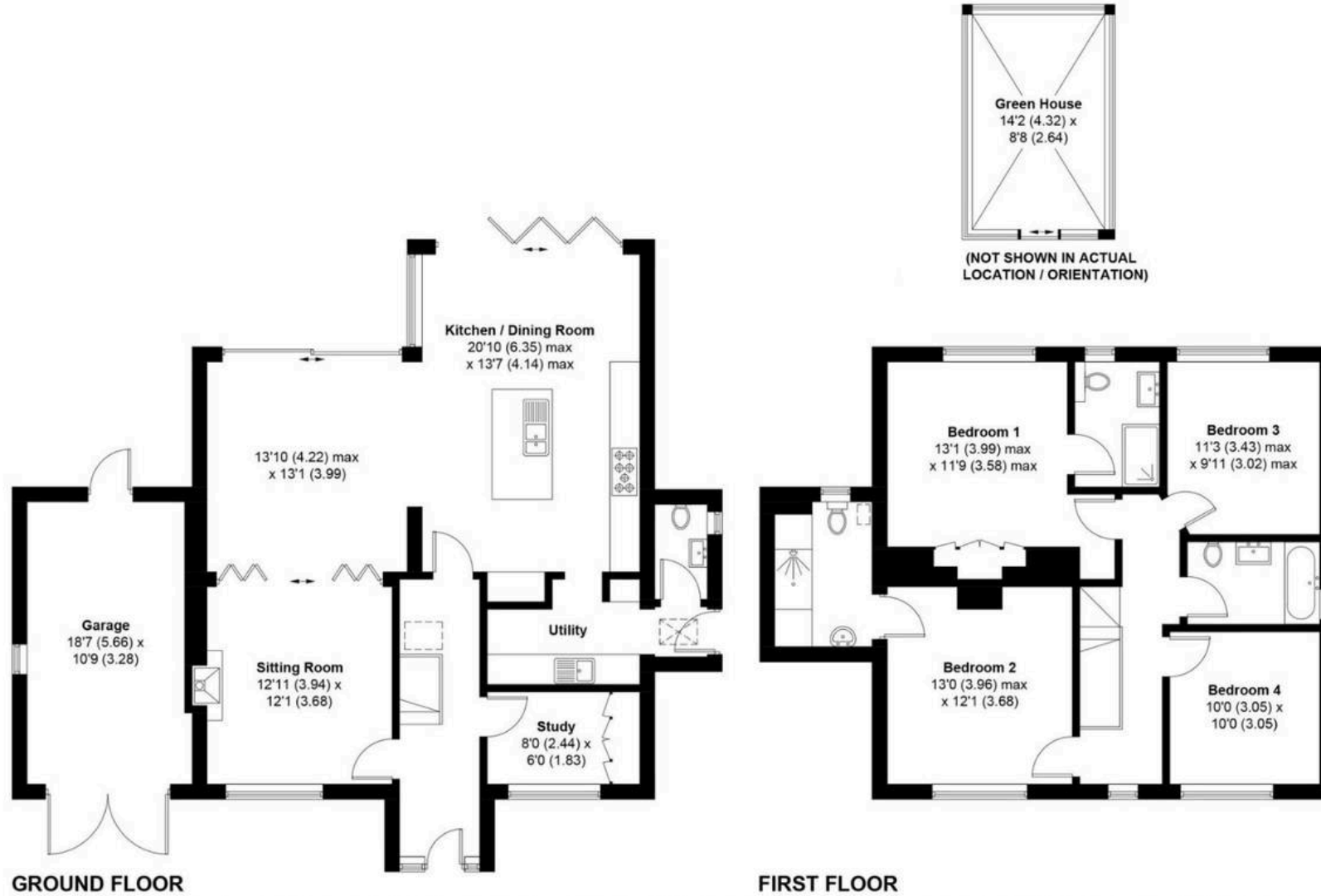




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APPROXIMATE GROSS INTERNAL AREA = 1831 SQ FT / 170.1 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID855408)



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