



Guide Price £775,000

Orchard Cottage, Church Lane, Birdham, West Sussex, PO20 7AT





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A spacious detached family home with well proportioned rooms and a detached garage block, situated in a sought area on a secluded garden plot within the village of Birdham, close to the Church and Birdham Pool Marina.

To be sold with the benefit of current planning permission granted 16/01269/DOM & 17/00952/DOM for a rear extension and alterations, including new boarding and new pitched roof to existing front bay window, plus alterations to the existing garage/carport including bike store with pitched roof and storage. Viewing highly recommended.

Entrance Hall
Stairs to first floor

Cloakroom
Wc and wash basin

Sitting Room
Feature open fireplace and bay window.

Family Room
Wood burning stove and secondary stairs to the first floor.

Dining Room
Double doors opening onto the garden.

Kitchen
A galley style kitchen with extensive worktops, wall and floor mounted cupboards including inset sink, gas hob with extractor above and double eye level oven. Space for dishwasher. Walk in pantry/store.

Utility Room

With door to outside and range of fitted cupboards with inset sink and space for washing machine and tumble dryer. Boiler room.

Master Bedroom 1

Built in wardrobe cupboard. Walk in dressing room/linen store.

Bathroom Suite

A full suite of shower, bath, wc, bidet and wash basin.

Bedroom 2

Bedroom 3
Wardrobe cupboard

Bedroom 4
Wardrobe cupboard

Family Bathroom
Bath, wc and wash basin.

Outside

Orchard Cottage is approached via a shared driveway with the neighbouring property Cedars - leading in turn to a driveway and turning area for Orchard Cottage. The southerly garden area has been designed with a Mediterranean theme including olive trees, decking with outside lighting and a pergola. The remainder of the garden to the side and rear is lawned, with mature shrub and tree boundaries.

Garage/Workshop

A detached building comprising carport, garage and workshop.

Viewing

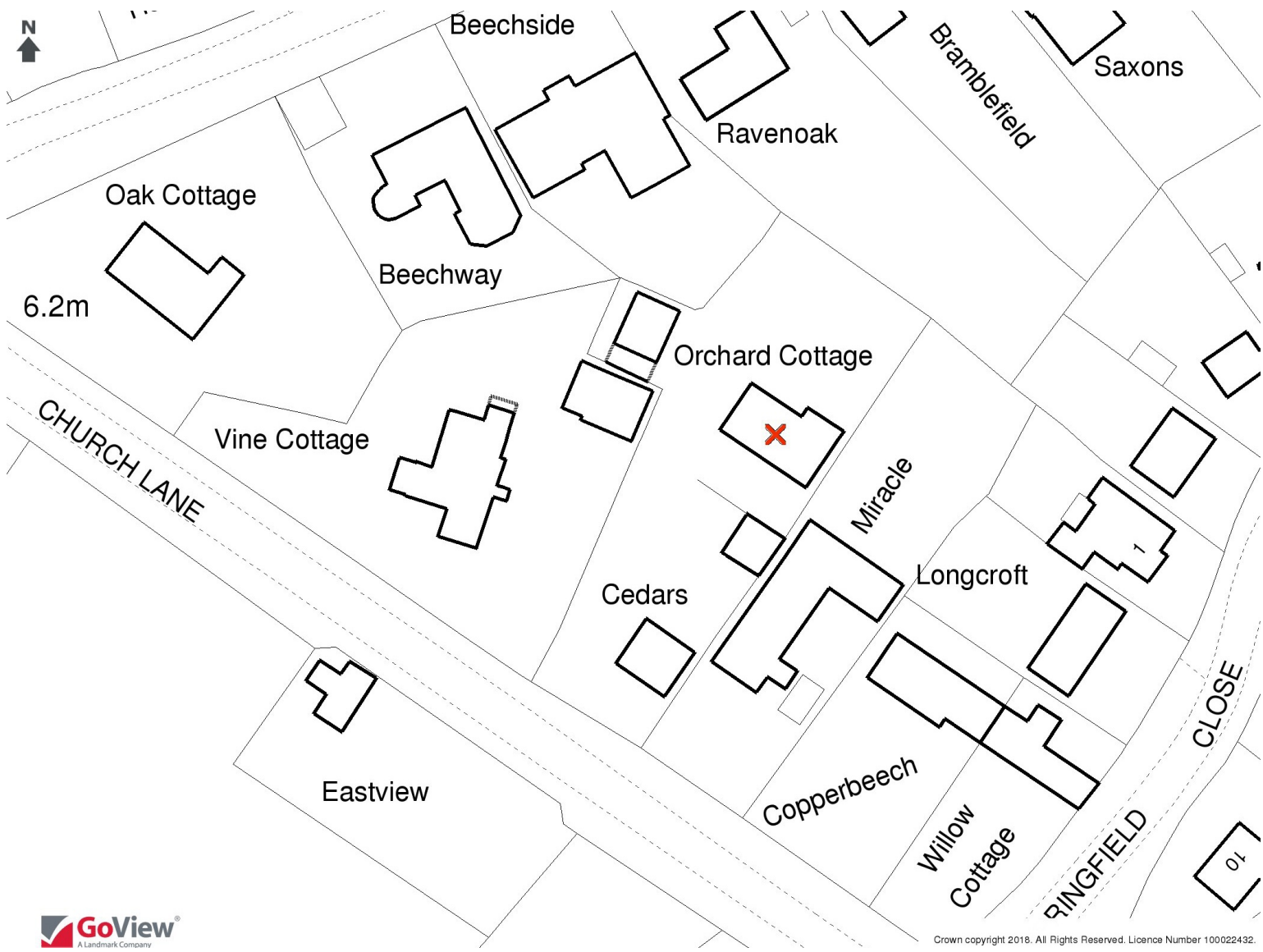
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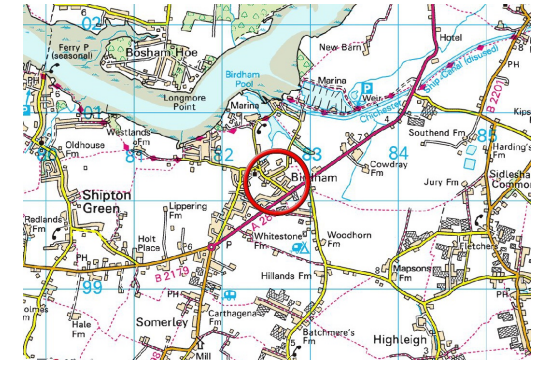
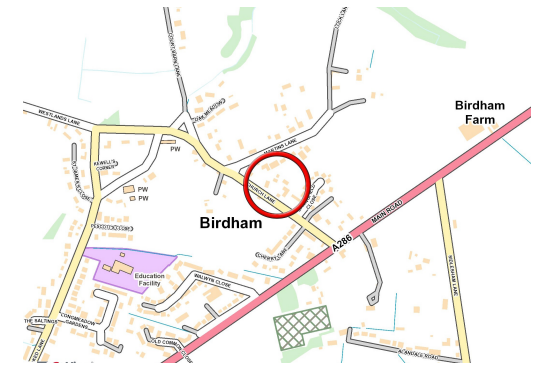




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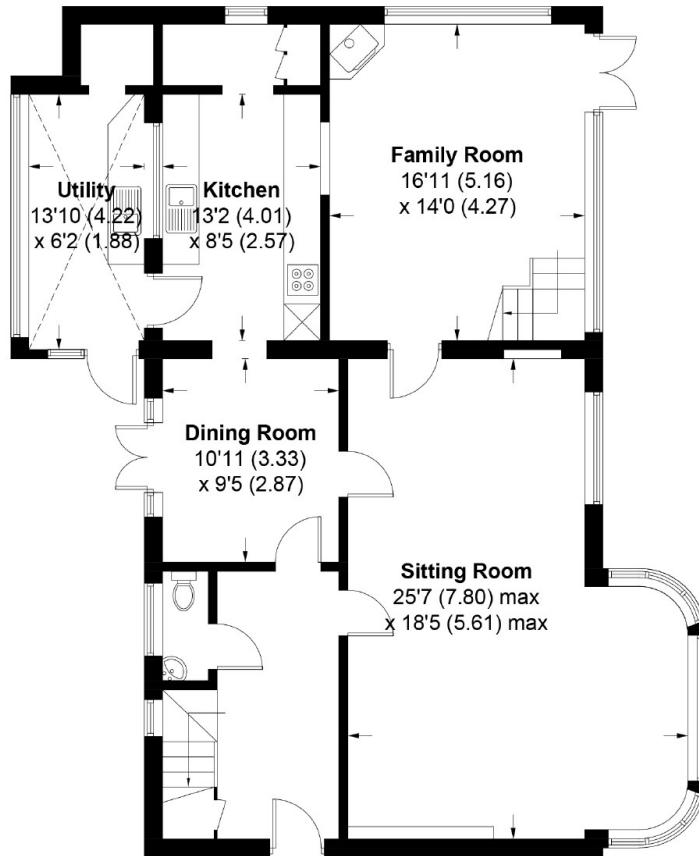
i **NEAREST**

- SHOPS** 0.6 miles
- SCHOOL** 0.4 miles
- BEACH** 4.2 miles
- BUSES** 0.1 miles
- TRAINS** 3.8 miles

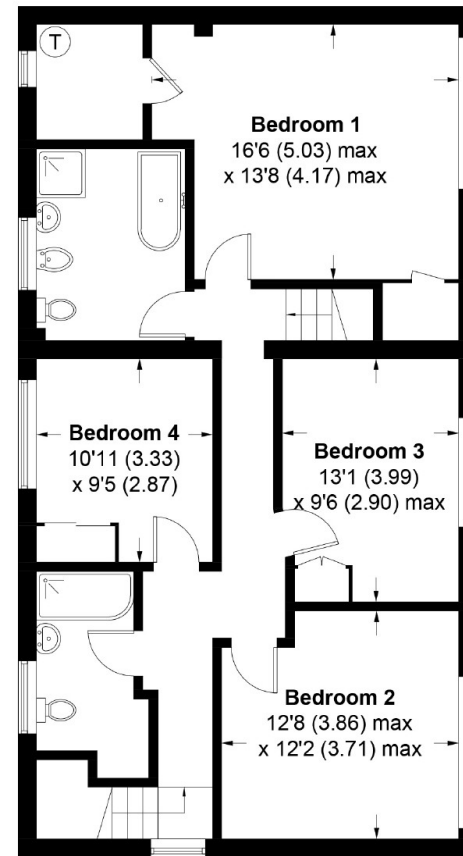


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APPROXIMATE GROSS INTERNAL AREA = 2196 SQ FT / 204 SQ M



GROUND FLOOR



FIRST FLOOR

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. (ID436452)

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