



Price Guide £665,000

12 Pipers Mead, Birdham, Chichester, Sussex PO20 7BJ

BAILEYS





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This generously sized, 5 bedroom family home offers well presented accommodation, situated on a deceptively spacious and private corner plot, with south facing landscaped rear garden and ample off road parking for 4 cars, plus double garage.

Pipers Mead comprises a small private development of houses, centred on a communal greenspace, located in Birdham village approximately mid way between the city of Chichester and the coast. The village includes a local convenience store, fuel station, primary school, plant nurseries, park, village hall and Church, whilst in easy nearby reach are Birdham & Chichester Marinas and Chichester harbour, an area of Outstanding Natural Beauty, a haven for wildlife, walkers and boating enthusiasts.

#### Entrance Hall

#### Cloakroom

#### Sitting Room

Dual aspect, with bay window to the front and doors opening onto the south facing rear garden.

#### Dining Room

With feature bay window overlooking the rear garden.

#### Kitchen

The owners redesigned and replaced the kitchen to provide function and maximise storage, with a range of built in appliances including ovens, hob, filter hood and dishwasher.

#### Utility Room

With door to rear of the property with space for washing machine, tumble dryer and fridge/freezer.

#### Study

#### Spacious Galleried First Floor Landing

#### Master Bedroom, Walk Through Wardrobe & En-suite

The twin aspect, master bedroom is generously proportioned, with walk through wardrobe and luxury en-suite/shower room.

#### Bedroom 2/En-suite

#### Bedroom 3

#### Bedroom 4

#### Bedroom 5

#### Family Bathroom

Bath, wc and wash basin.

#### Double Garage

With double up and over doors to front. Rear pedestrian door. Power and light.

#### Outside

To the front of the property is an area of driveway and a further block paved area providing ample off road parking.

A side gate provides pedestrian access to the side and rear of the property, with vegetable garden area with raised beds and potting shed and paved pathway to the rear garden, which includes an expansive paved patio area, lawn, flower/shrub borders and a newly installed garden shed.

#### Viewings

Strictly by appointment with Baileys.









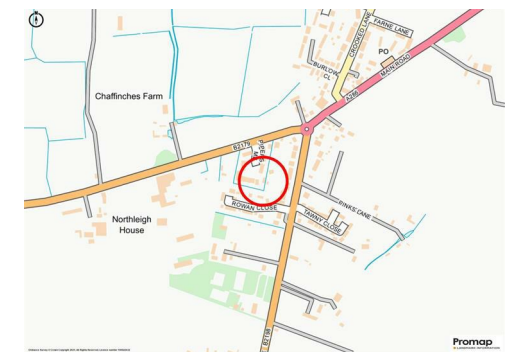
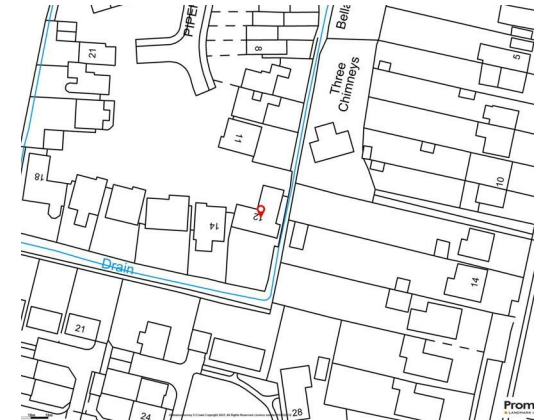














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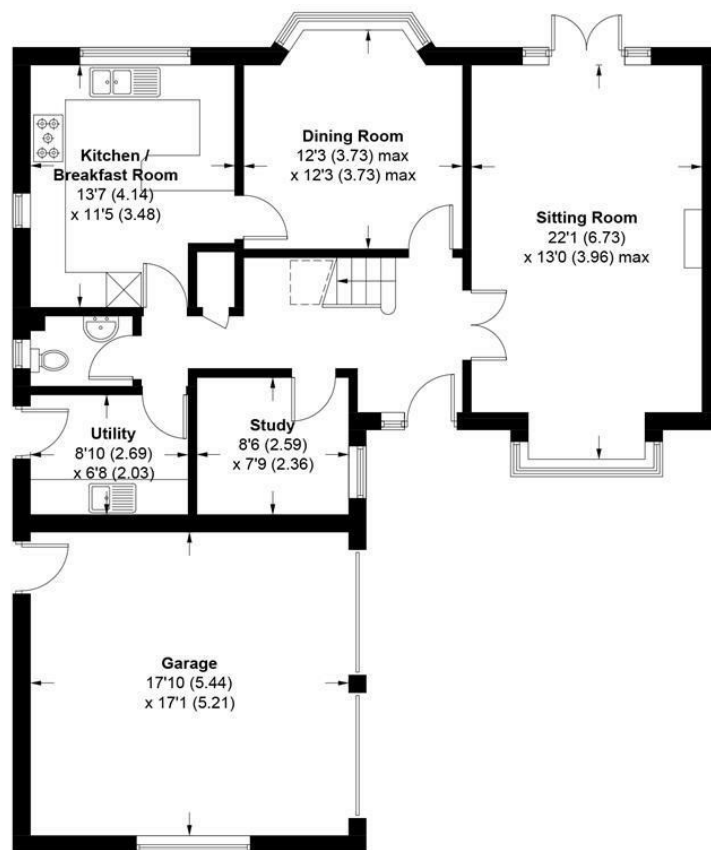
APPROXIMATE GROSS INTERNAL AREA = 2014 SQ FT / 187.1 SQ M

GARAGE = 307 SQ FT / 28.5 SQ M

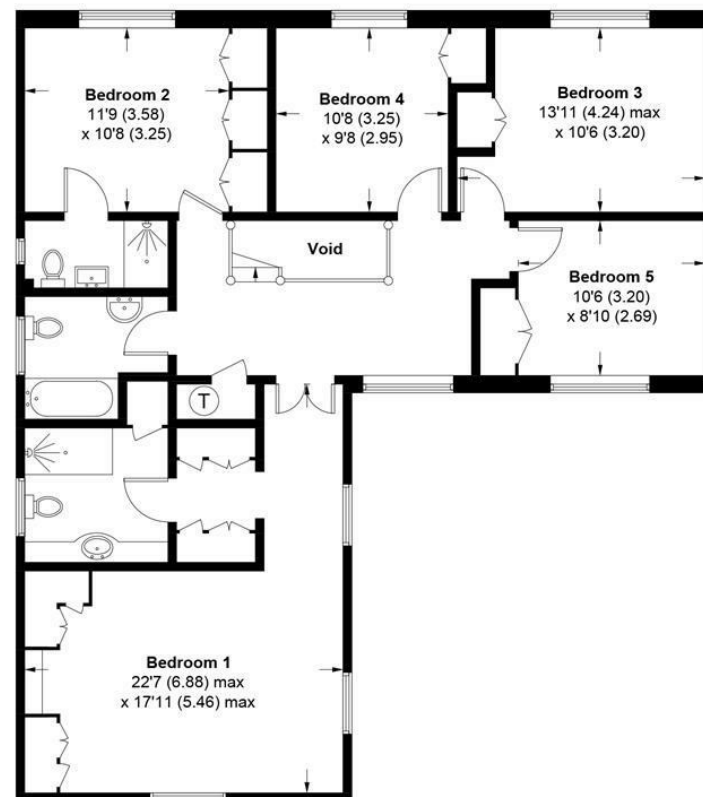
AREA = 2321 SQ FT / 215.6 SQ M

(EXCLUDING VOID)

 = REDUCED HEADROOM BELOW 1.5M / 5'0



**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. (ID738784)

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