



Hundredsteddle House

Hundredsteddle Lane, Birdham, Chichester, West Sussex PO20 7BL

Michael
Cornish

PROPERTY SALES & ACQUISITIONS



Hundredsteddle House

Birdham, Chichester, West Sussex

A superbly appointed substantial detached house of character with spacious and versatile accommodation, about 3 miles from the beach at the Witterings and two local sailing clubs, set in delightful private gardens and grounds, in all about 0.6 acres.

Property Features

- 6 Bedrooms (one ensuite Shower Room)
- Family Bathroom
- Enclosed Porch and Entrance Hall
- Sitting Room
- Living Room and Conservatory
- L-Shaped Kitchen with Aga
- Dining Room open plan to Family Room
- Cloak Room/WC
- Utility Room and Storage/Office Room
- Boot Room and Large Orangery

Outside

- Planning Consent for Triple Open Bay Garage with Large storage loft space above
- Two driveways with extensive parking space for a number of vehicles and small boats/dinghy's
- Delightful private gardens well screened with Westerly rear aspect
- In all, set in about 0.6 acres



THE PROPERTY

Hundredsteddle House is a handsome and imposing detached house of character located in a discreet lane, in the hamlet of Somerley and the popular village of Birdham. The property has extensive accommodation, including six bedrooms and four reception rooms, together with two bathrooms. There is a modern L-shaped kitchen with a 2 oven Aga and a particular feature is the wonderful Orangery to the rear, which has a superb outlook over the secluded garden. This provides an excellent family/entertainment room. The garden is of a good size, ideal for a family and there is a lovely view over the adjoining paddock, which is leased by the current owners. There is plenty of parking to the front on the driveway which is well screened by trees and hedges. Hundredsteddle House is a fine detached property, which is very well presented and has been recently renovated throughout. It is impressive in appearance, with a wide frontage and the large plot it occupies compliments the bright and spacious accommodation.



With six bedrooms and two bathrooms on the first floor, there is plenty of space to suit most families. The ground floor accommodation has a good variety of rooms, each offering a comfortable ambience. There is a cosy sitting room with brick open fireplace overlooking the front aspect, along with a large open plan living room and conservatory and a generous family room with stove open plan to the double aspect dining room. The fabulous Orangery which is attached to the rear of the house and accessed via the large boot room off the utility room, is wonderful for entertaining family and friends. Planning permission has been granted for a substantial triple garage with large storage room above, which could have a variety of uses and would be ideal for Air BNB, subject to the usual local authority planning consents and it has its own separate access at the rear of the garden off the lane. The vendors currently rent an adjoining paddock for a nominal rent. The house and garden are not overlooked and are extremely secluded and private.



LOCATION & LOCAL AMENITIES

Hundredsteddle House is located in the ancient hamlet of Somerley, which is a conservation area. The village of Birdham is renowned for its marina at Birdham Pool, which leads through to Chichester Marina and there is a useful village shop, fuel station and Church, as well as a cricket ground. The village has an excellent mixture of period and contemporary properties and there is a popular village school.

There is an established local private leisure club Harbour Way Country Club, West Wittering, located near Itchenor and an excellent selection of Restaurants/pubs in the nearby villages of Birdham, Itchenor, Bracklesham Bay, West Wittering and East Wittering which also has a modern Medical Centre and an excellent shopping centre with a wide variety of independent shops and larger stores including the Co-op and Tesco stores.

Hunston Chichester Golf Club is about 3 miles north and The Kennels, Goodwood Members Club - Restaurant/Golf club, Goodwood Hotel and Goodwood Motor Racing circuit and Aerodrome are about 10 miles north. Chichester City centre is about 4 miles.



COMMUNICATIONS

Chichester mainline rail station links to London Victoria (95mins) and via Havant to London/Waterloo (95mins). The A3 (M) motorway is about 16 miles west, connecting to the M25 Junction10 and to central London/Westminster about (75miles) and Airports at Heathrow (65miles) or alternatively Gatwick via A27/A24 (49miles). Southampton International Airport (35miles) and Portsmouth (20 miles) both cities have ferry services to the Isle of Wight, The Channel Isles and Northern Europe.

CHICHESTER

This wonderful City founded by the Romans during the first century AD and the surrounding areas are steeped in history, with a number of fascinating archaeological remains from the Roman Conquest such as the existing remains of the tall defence Walls which now provide a walk round the City. Much of the City shopping centre is accessed through level pedestrianised areas leading to the well preserved and beautiful ancient Chichester Cathedral founded during 1075. The elaborate octangular Market Cross stands today at the centre of Chichester and is believed to have been built in 1501 and subsequently repaired at the expense of Charles Lennox, 2nd Duke of Richmond in 1746. Much of the City centre was built during the Georgian and Victorian periods and one of the most imposing buildings in the City today is the Georgian (former) Corn Exchange built in 1833 located in East Street. The City has beautifully kept parks and a canal 'The Ship Canal' from the City Basin south for about 2 miles, navigable by canoe and rowing boats to Donnington and a further 2 miles of walks beside the canal continue to Birdham, Chichester Marina. About a mile from the City centre there is the Nuffield Hospital (private patients) and NHS St Richard's Hospital. There are a variety of amenities including; public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club, rugby football club. Other attractions include; the award winning Pallant House Gallery and Internationally renowned Chichester Festival Theatre. There are a good number of schools locally and accessible from Chichester including; Bishop Luffa, Oakwood, Prebendal, Westbourne House, Great Ballard, Slindon Collage, Portsmouth Grammar school.



The outstanding Orangery leads out to an extensive decked area and overlooks the particularly private well screened gardens and grounds.

Wonderful country walks virtually emanate from the property leading through the nearby countryside towards the amazing beaches at the Witterings.



GARDENS & GROUNDS

Hundredsteddle House is approached from a no through lane leading off Bell Lane. The property has a particularly wide frontage beyond the five-bar gate which leads to an extensive parking area for numerous vehicles and space for a small boat and or dinghy's. There is a second entrance via timber games leading into a hard standing area to the car of the garden. There is planning consent for a triple garage with loft space above. The gardens and grounds are mainly laid to lawn with flower borders, a variety of shrubs, hedges and trees providing an excellent degree of privacy. In all the property is set in gardens and grounds of about 0.6 acres.



Proposed Triple Garage
Computer Generated Image
For illustration purposes
See Planing Consent:
06 April 2018
Application Ref.
No:18/00895/DOM



COASTAL & COUNTRY PURSUITS

Chichester is reputed for its exceptional sailing facilities and country pursuits. Among the many attractions in the area are the Goodwood Festival of Speed and Goodwood Revival annual international motoring events and regular Horse Racing events at Goodwood and Footwell, and Polo at Cowdray Park. There are excellent golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside are designated Areas of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways. There are pebble/sandy beaches at East Wittering and Bracklesham Bay and at West Wittering there are miles of sandy beach which has been awarded the 'Blue Flag' international status for excellence. There are beaches at Selsey and the RSPB nature reserve at Pagham Harbour. Chichester has about 17 miles of harbour channels leading out to The Solent, about 3,750 moorings and there are about 12,000 registered vessels, and about 2,000 berths with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), Thornham Marina, Sparkes Marina and Northey Marina at Hayling Island and there are 14 Sailing Clubs locally. Further attractions include; Tangmere Military Aviation Museum, The Weald & Downland Open Air Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Wetland Centre Wildfowl nature reserve, Fishbourne Roman Palace, Stansted Park House & Grounds, Petworth House, Cass Sculpture Foundation Goodwood and Goodwood House.

Hundredsteddle House, Hundredsteddle Lane, Birdham

Approximate Gross Internal Area = 311.0 sq.m / 3348 sq.ft



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. (1/24/2024)



DIRECTIONS

From Chichester at the A27 Stockbridge Roundabout signposted West Wittering proceed south along the A286 and continue for about 4 miles to the end of the Birdham Straight and at the mini - roundabout take the first left exit into Bell Lane, after about half a mile on the right hand side turn in to Hundredsteddle Lane and almost immediately on the left hand side turn into on the entrance driveway of Hundredsteddle House.

SERVICES

Mains electricity and water. oil fired boiler, private drainage

LOCAL AUTHORITY

Chichester District Council: 01243 785166

Council Tax Band: F

EPC Rating: E

Brochure: September 2018

Viewings by Appointment

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Goodwood Racecourse



West Wittering

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