



Birchwood
Lye Lane | East Ashling | Chichester | PO18 9BB



BIRCHWOOD



Discover countryside tranquility and urban convenience in this charming home nestled in sought-after East Ashling village, only three miles west of historic Chichester. Embrace the endless potential of this substantial detached character home, offering a rare opportunity to create your dream residence on over 8 acres of blissful gardens and paddocks.



KEY FEATURES

Nestled within the embrace of an enchanting landscape and steeped in over 30 years of cherished memories, this substantial detached character home presents a truly unique opportunity for the discerning buyer seeking a blank canvas to create their dream residence. Awe-inspiring in its originality, this cherished family abode awaits its new custodians, offering endless scope for improvement and personalisation.

As you step through the grand entrance hall, you are greeted by soaring ceilings and an air of timeless elegance. The possibilities are limitless as you envision your vision taking shape, bringing new life to this cherished property. From the formal sitting room adorned with an inviting open fire and double doors leading to a cozy snug, to the welcoming dining room boasting a charming wood burner, every space tells a story waiting to be rewritten.

The good-sized kitchen beckons with its potential to become a culinary haven, and just beyond, a large utility room stands ready to cater to your practical needs.

Ascend the stairs to discover six double bedrooms, each a canvas of opportunity to create your personal oasis. Two of these bedrooms showcase original fireplaces and character-laden features such as picture rails, offering glimpses into the past while welcoming modern innovation.

Two modern bathrooms and a separate WC ensure comfort and convenience for your daily routines. But the charm doesn't end there; a secret staircase leads you to the attic suite, a tranquil haven complete with a designated bedroom area, an ensuite, and a delightful sitting area – an ideal sanctuary to unwind and reflect.































KEY FEATURES

Outside, the property reveals a wealth of possibilities. A gravel driveway leads you to a double garage and store, ensuring ample space for your vehicles and storage needs. A detached stable block, adorned with solar panels, and a generously sized workshop add practical versatility to the estate.

The property boasts just over 8 acres of glorious formal gardens and paddocks, a haven for those with equestrian dreams or anyone seeking to embrace the joys of outdoor living. With this expanse of land, you have the freedom to curate your private oasis and create memories that will last a lifetime.

This property presents a rare opportunity to embrace a lifestyle that seamlessly blends countryside charm with urban accessibility.







A Tapestry of Attractions

East Ashling is perfectly situated, surrounded by breathtaking downland countryside and a stone's throw away from the picturesque Chichester Harbour. Discover the historic harbourside village of Bosham, famous for its depiction in the Bayeux Tapestry. Sailing enthusiasts will find their haven with the Solent and numerous nearby sailing clubs and marinas offering exceptional facilities. Immerse yourself in the rich cultural offerings of Chichester, known for its renowned Festival Theatre, historic Cathedral, Pallant House Gallery, museums, and diverse culinary scene.

Village Convenience with Modern Amenities

Enjoy the convenience of an excellent village pub within walking distance, and access to a reliable bus service connecting to Chichester. For local produce and artisan delights, the well-established farm shop in Funtington village is only two miles away. Within the parish, find a primary school, church, and village hall, ensuring a close-knit and welcoming community. A host of popular schools, including Oakwood School, a highly regarded Private School stands as a shining beacon of academic excellence and lies within easy reach, enhancing the appeal of the area for families.





Coastal Retreat and Natural Beauty

Within a short distance, experience the allure of West Wittering and the National Trust Reserve of East Head, boasting sweeping beaches, stunning scenery, and an array of water-related sporting activities. The village lies within the South Downs National Park, offering access to countless scenic walks and rides, charming downland villages, and inviting public houses. Goodwood, a mere 4 miles away, beckons with its world-famous racecourse, golf courses, airfield, and annual Festival of Speed and Revival meetings.

Excellent Transport Links

Travel with ease using Chichester's mainline rail service to London Victoria (approximately 90 minutes) via Gatwick Airport. Additionally, nearby Havant Station offers mainline services to London Waterloo (approximately 80 minutes) via Guildford. The well-connected A27 trunk road provides straightforward access to Brighton in the east and Southampton in the west, making commuting and exploration a breeze.





INFORMATION

///tingled.personal.quitter is the what3words address for the best entrance. More accurate than a street address, this points to the exact spot for arrival. Enter it into the free what3words app or website to find the property easily.

<https://w3w.co/tingled.personal.quitter>

Further Information

Local Authority Chichester District Council

Council Tax Band G

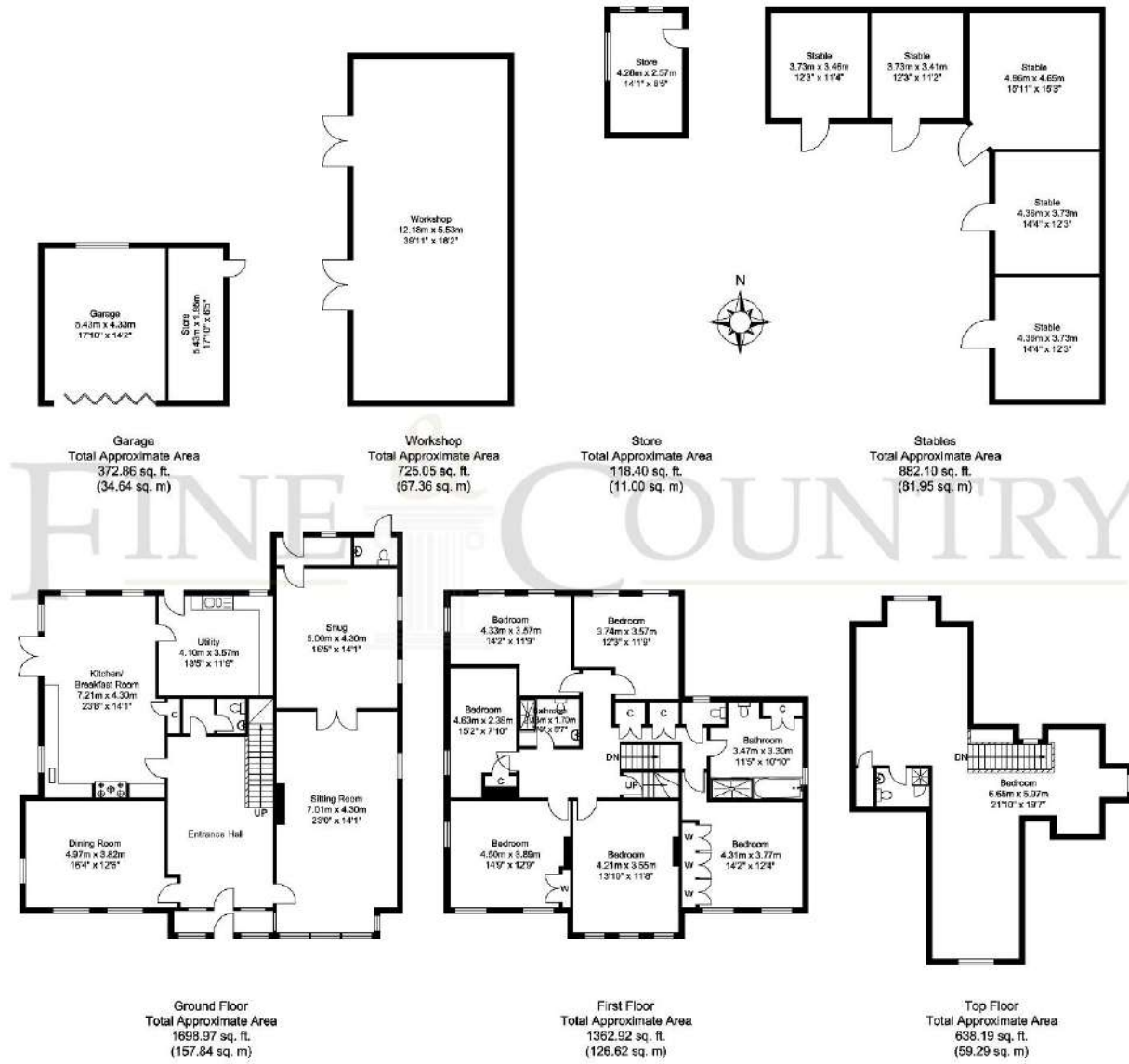
Mains Electricity, Oil Heating, Sewage Treatment Plant & Soak Away

EPC - E

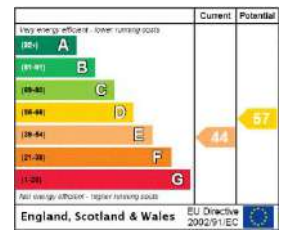
Tenure: Freehold



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Approximate Gross Internal Area = 538.70 sq m / 5798.51 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 12.08.2022





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We value the little things that make a home

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FOUNDATION

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Fine & Country Chichester and Surrounding Villages
01243 908077 | chichester@fineandcountry.com

