



Waterside

Pentire, 6 Greenacres, Birdham, Chichester, West Sussex

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Pentire, 6 Greenacres, Birdham, West Sussex, PO20 7HL

An immaculate 4 bedroom home with boat yard and swimming pool situated in a sought-after private estate near Chichester harbour

Chichester 4.5 miles, West Wittering beach 4.4 miles, London 83 miles, Gatwick Airport 51 miles

Reception hall | Sitting room | Sun room
Kitchen/dining room | Cloakroom | Gym/
home office | Wet room/utility room | Principal
bedroom with en suite bathroom | 3 Further
bedrooms | Family shower room | Garden
Double garage | boat yard | Summer house
Log store | Swimming pool | EPC rating C

The property

A beautifully presented double fronted Georgian-style property situated in a superb Area of Outstanding Natural Beauty. Accessed from the welcoming reception hall is a spacious triple aspect sitting room with feature stone fireplace and French doors to the rear garden. The kitchen/dining room is fitted with a range of Sylvarna units and integrated appliances, and the spacious dining area opens into a triple aspect sun room, again with French doors to the rear garden. A door from the kitchen leads to the lobby with access to the front and rear of the property, and an additional door to the integral double garage. The recently converted gym/home office has double doors opening on to the garden, and the adjacent wet room/utility also opens on to the garden and swimming pool area, providing useful changing facilities. On the first floor is a spacious principal bedroom with built-in wardrobes and a modern en suite with a bath and shower. There are three further bedrooms, two double and one single, all with built-in wardrobes. A contemporary family shower room completes the accommodation.

Outside

Pentire is set within beautifully landscaped gardens which have been carefully thought out and meticulously planned for easy maintenance. The property is approached via a new block-paved driveway providing generous parking and access to the double garage and adjacent gated boat yard. The front is bordered by a long box hedge and enjoys a stunning outlook over architecturally planted trees including Weeping Willow, Bottle Brush, Viburnum and Ailanthus. The stunning rear garden has been designed to make the most of the sun with various seating areas and is bordered by a wonderful display of topiary shrubs and mature hydrangeas. The superb 28ft heated swimming pool, with heat exchange pump and winter and summer covers, has a paved surround and sunbathing area. A footpath from the swimming pool leads to the garden and summer house.

Location

Pentire is set within the much favoured Greenacres private estate on the Manhood Peninsula within a protected Area of Outstanding Natural Beauty, and the facilities of Birdham Pool and Chichester Marina are ideal for sailing enthusiasts. The shores of the Chichester Conservancy are accessed by a footpath and residents of Greenacres can launch dinghies from the slipway at Westlands. The village of Birdham has an excellent village store, church, village hall, primary school, and a traditional cricket green. Fine dining is available at the Crab & Lobster bar/restaurant on the Nature reserve and The Crown & Anchor at Dell Quay. The sandy beach at West Wittering and National Trust's East Head are just over four miles and independent shops at East Wittering include the Fish Hut selling fresh fish. The cathedral city of Chichester offers a range of shops, bars and restaurants and the Festival Theatre and Pallant House Gallery. Goodwood offers horseracing and events for motoring enthusiasts as well as golf, a country club and an Airfield. Excellent state and independent schools are available in the area.



View from nearby footpath



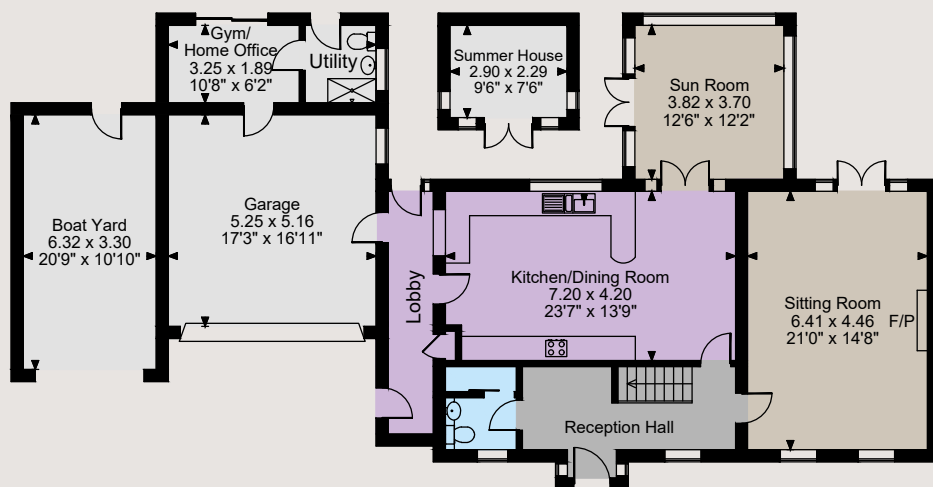
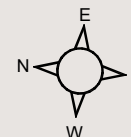




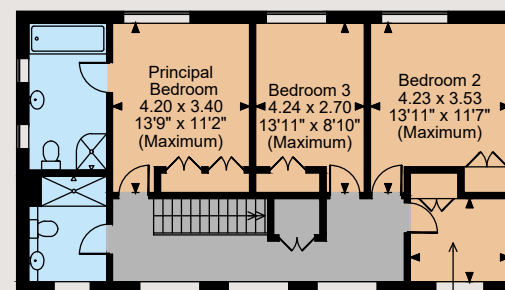


Floorplans

Main house internal area 1,898 sq ft (176 sq m)
Garage internal area 415 sq ft (39 sq m)
Boat yard internal area 224 sq ft (21 sq m)
Summer House internal area 71 sq ft (21 sq m)
Total internal area 2,384 sq ft (222 sq m)
For identification purposes only.



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Directions

Leave Chichester from the Stockbridge roundabout on the A27, and take the second exit signposted to the Witterings. Continue for approx 4 miles and turn right onto Church Lane. Follow the road, keeping the church on your left, into Westlands Lane. Continue past Westlands and enter Greenacres on the right. Pentire is the third house on the right.

General

Local Authority: Chichester District Council
Services: Mains gas, electricity, water and drainage

Council Tax: Band G

Note: The property is situated in a conservation area

Tenure: Freehold

Guide Price: £1,550,000

Chichester

31 North Street, Chichester PO19 1LY

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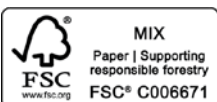
chichester@struttandparker.com
struttandparker.com

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