



# Badger Barn

Itchenor Road, Itchenor, Chichester, West Sussex



BNP PARIBAS GROUP

## A charming coastal village home with stunning contemporary interior presentation

With flint and black weatherboarded elevations, Badger Barn is an attractive property which offers an appealing light, airy and versatile living environment, with secluded, south-facing garden. Accessed via a private lane, this characterful home is situated in a sought-after village which benefits from a scenic setting alongside the shores of Chichester Harbour.



**1 RECEPTION ROOM**



**3/4 BEDROOMS**



**2 BATHROOMS**



**OUTSIDE PARKING**



**GARDEN**



**FREEHOLD**



**VILLAGE**



**1,155 SQ FT**



**GUIDE PRICE  
£850,000**



### The property

Badger Barn has been thoughtfully designed with vaulted ceilings creating a bright and open ambience. The splendid double-height sitting room is centred around a log-burning stove, with two skylight windows allowing natural light to flood inside. Glazed internal doors connect to the impressive kitchen/dining room, with bi-fold doors to the garden. Bespoke cabinetry is painted in beautiful azure blue, with the stylish kitchen design including white stone work surfaces, a Belfast sink and integrated appliances.

The principal bedroom benefits from an en suite shower room with smart contemporary fittings. There are three further bedrooms, one of which currently presents as a study. This room has a stairway to a versatile-use mezzanine level tucked under the eaves, where there is also access to loft storage. A smart family bathroom completes the accommodation.

### Outside

A high-level ancient stone wall borders the roadway with a private lane just beyond the house providing access to the property with a gravel driveway providing parking for several cars. Accessed via a pretty picket fence, the rear garden is framed by planted beds containing mature shrubs and specimen trees which provide a degree of privacy and seclusion. The gravelled patio space offers opportunities for al fresco dining and a paved terrace leads to the entrance of the property.



## Location

Badger Barn occupies an idyllic setting in the picturesque, waterside village of Itchenor, located within the Chichester Harbour Area of Outstanding Natural Beauty. The village has a popular public house, a 12th century church, a village hall hosting clubs, classes and events, and a renowned sailing club. There is an excellent village shop at nearby Birdham and Chichester beyond provides extensive leisure and retail facilities, together with the acclaimed Festival Theatre, art galleries, restaurants, cafés and bars. West Wittering offers a sandy beach for walking, bathing and water sports activities, whilst the Goodwood Estate to the north has a country club, horse and motor racing, golf and a small airfield. The stunning countryside of the South Downs National Park provides exceptional opportunities for walking, horse riding and cycling. Train services from Chichester offer journeys into Portsmouth, Brighton, Gatwick and London, whilst road-users can access the A27 for links to the M27, the A3(M) and A23. Well-regarded schooling in both the state and independent sectors is available in the vicinity.

## Distances

- Itchenor Sailing Club 0.6 mile
- Birdham 1.7 miles
- West Wittering Beach 3 miles
- Chichester 5.8 miles

## Nearby Stations

- Bosham railway station
- Chichester railway station

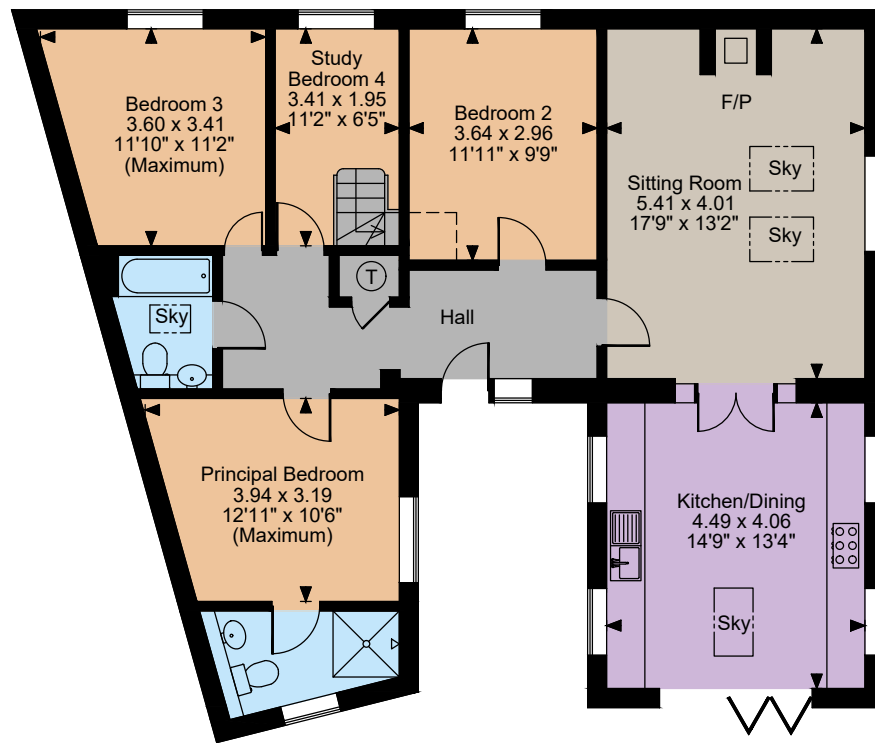
## Key Locations

- Itchenor Sailing Club
- West Wittering Beach
- Chichester Cathedral & Festival Theatre
- The Goodwood Estate
- South Downs National Park

## Nearby Schools

- East Wittering, Birdham, West Wittering Primary Schools
- Bishop Luffa, Prebendal, Westbourne House, Portsmouth Grammar School



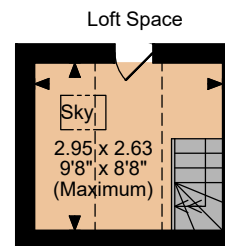
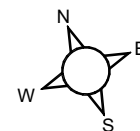


**Ground Floor**

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

☐☐☐ Denotes restricted head height

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**Mezzanine**

## Floorplans

House internal area 1,555 sq ft (107 sq m)

For identification purposes only.

## Directions

PO20 7DH

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## General

**Local Authority:** Chichester District Council

**Services:** Mains gas, electricity, water and drainage

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band F

**EPC Rating:** D

## Chichester

31 North Street, Chichester PO19 1LY

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chichester@struttandparker.com

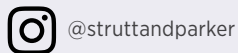
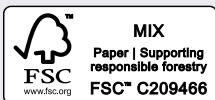
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