



Pict Fenn, Court Barn Lane, Birdham, Chichester

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

**Pict Fenn,
Court Barn Lane,
Birdham,
Chichester,
West Sussex
PO20 7BQ**

A contemporary 1960s house set in over 2 acres of grounds, access to the foreshore and with full planning permission to create a stunning 5,700 sq ft architect designed home

Birdham Village Centre 0.8 mile, A27 4 miles, West Wittering Beach 4.8 miles, Chichester 4.5 miles, Portsmouth International Port 19 miles, Brighton 37 miles, London 84 miles

Reception hall | Living room | Dining/family/sitting room | Kitchen/breakfast room | Utility Cloakroom | 1st Floor family/sitting room
Principal bedroom with en suite shower room & dressing room | 2 Further en suite bedrooms
Family bathroom | Roof terrace | Roof/viewing deck | Double garage | Stables | Log store
Garden | EPC rating F

The property

Pict Fenn is a marvellous example of modernist architecture contemporary to the 1960's. With wonderfully generous room sizes and light filled accommodation, the property is arranged over two floors topped with a roof terrace and viewing platform/lookout point.

Outside

Outside, the property is approached via a long, gravelled driveway, headed with a five bar gate, leading to an area of hard standing parking for several cars in front of the double garaging. The lightly wooded front gardens offer seclusion and privacy to the occupants of the house, and a useful stable block with hay barn and tack room stand east of the house. To the rear,

the delightful gardens comprise, principally, sweeping lawns, edged with mature trees and shrubs, beyond which is a fenced paddock leading to the shores of the harbour. Potential for high speed fibre optic broadband.

Location

Pict Fenn occupies a tranquil setting at the end of a private lane with far reaching views over the main channel of Chichester Harbour and towards the South Downs. We have been advised by our client that there is a right of way to the foreshore (buyers should take legal advice in relation to this matter).

Birdham Pool Marina and its moorings a stone's throw away, as is the more high-tech Chichester Marina beyond which offers a mix of pontoon berths and first-class facilities for sailors. We have been advised by our client that there is a right of way to the foreshore (buyers should take legal advice in relation to this matter).

The village of Birdham has a variety of day to day amenities, including a parish church, primary school and convenience store. Chichester Harbour offers good sailing, delightful walks on the many miles of footpaths, glorious scenery, and a marvellous variety of flora and fauna. The coastal locations of East and West Wittering and Bracklesham are nearby and are popular destinations for bathing and for water sports enthusiasts, the sandy beach at West Wittering being of particular note. The Cathedral City of Chichester is within easy reach offering an extensive range of shopping, leisure and cultural facilities, including the renowned Chichester Festival Theatre and Pallant House Gallery. Goodwood, located 8 miles to the north, is well known for its horse racing events in addition to the Festival of Speed and Revival Meetings which it hosts, as well as a small airfield. The country club offers golf, swimming and tennis. Well-regarded schooling in the vicinity includes Westbourne House, The Prebendal School, Portsmouth Grammar and the outstanding-rated Bishop Luffa School.











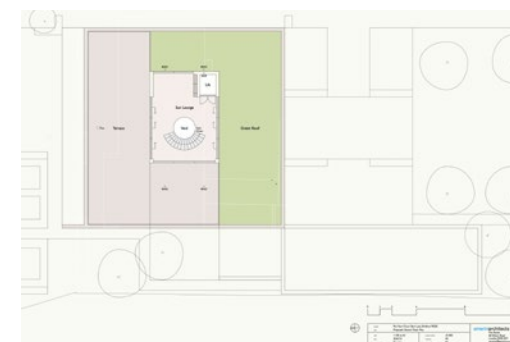
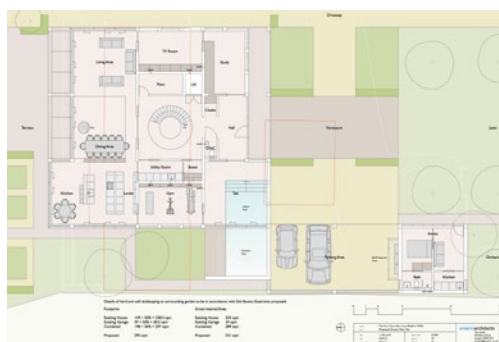
Proposed property

Reception hall | Living room | Dining room
Kitchen/breakfast room | TV room | Study
Gym | Utility room | Boot room | Annexe with
bedroom, sitting room, kitchen, bathroom
Galleried landing | Principal bedroom suite with
dressing room and bathroom and roof terrace
Three further en suite bedrooms | Library | Linen
store | Balcony | Second floor roof terrace with
sun lounge | Indoor and outdoor swimming
pools | Lift | Garage block incorporating bicycle/
boat store, tool store/storeroom, WC | 2.18 acres

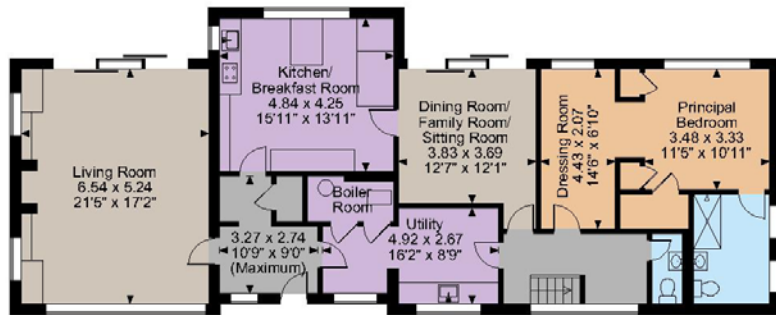
Extending to some 5,700 sq ft the planning
permission (Ref. No: 21/03007/FUL) provides
for a stunning, predominantly glazed and
environmentally sympathetic property, which
has been designed to compliment and blend in
with its surroundings.

The proposed property would extend over three
floors incorporating floor to ceiling glazing
on multiple aspects with magical rooms really
optimising the concept of indoor/outdoor living
allowing the experience of living in a coastal
environment in all seasons. The setting is a
wonderful place to look outside in all weathers
and enjoy wildlife as well as a marine lifestyle
in the intensity of its raw natural state. The
plot is so far back from the lane and so well
hidden from the neighbours and yet enjoys a
massive open vista of the changing sky and
harbour. In addition, the use of verandahs and
balconies amplifies the effect further. Internally,
the property would be centred around an
dramatic vaulted galleried central reception with
magnificent circular stairway over three floors.
The design cleverly conceals a lift to all floors
and, to top it all, the architect has come up
with a design encompassing a spectacular sun
lounge on the top floor that opens directly onto
a vast roof terrace taking in the breathtaking
views.

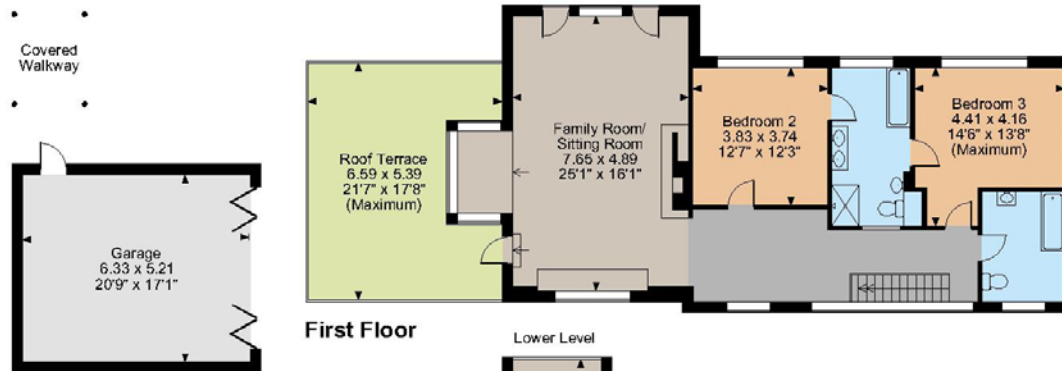
Planning: Prospective purchasers are advised
that they should make their own enquiries of the
local planning authority.



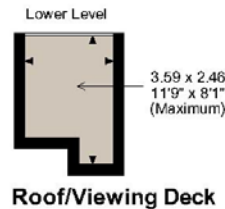
Pict Fenn, Court Barn Lane, Birdham
Main House internal area 2,770 sq ft (257 sq m)
Garage internal area 355 sq ft (33 sq m)
Stables internal area 500 sq ft (46 sq m)
Log Store internal area 145 sq ft (14 sq m)
Roof Terrace external area = 334 sq ft (31 sq m)
Total internal area 3,770 sq ft (350 sq m)



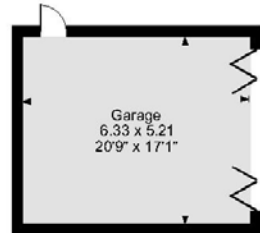
Ground Floor



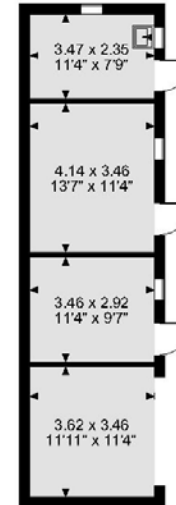
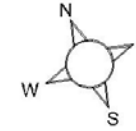
First Floor



Roof/Viewing Deck



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8561814/DWL



Stables



Directions

From the A27 Chichester By-pass, exit onto Birdham Road/A286 at Stockbridge sign posted to Birdham and the Witterings. Follow the road for just over 3 miles and take the right turn onto Church Lane and at the triangle bear right onto Court Barn Lane where the property will be found at the end of the lane.

General

Local Authority: Chichester District Council
Services: Mains electricity, water, oil fired central heating. Private drainage - We understand that the private drainage at this property does comply with the relevant regulations. Further information is being sought.

Agents note: We are advised that there are three covenants on the title to this property:-

1. A covenant restricting use of part of the land to agricultural and horticultural use only from 1938
2. An unknown covenant from 1941
3. A right reserved to adjoining land for the free running of water and soil from adjoining or neighbouring land.

All of these covenants are covered by indemnity insurance.

Buyers should take legal advice in relation to these matters.

Council Tax: Band H

Tenure: Freehold

Guide Price: £3,500,000

Country House office

43 Cadogan Street, London, SW3 2PR

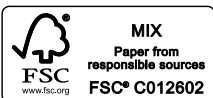
0207 591 2213

chichester@struttandparker.com
struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland, including Prime Central London



For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken July 2023. Particulars prepared March 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited