



View towards the South Downs



## Orchard Cottage, Bosham

2,303 sqft delightful period house with views of the South Downs



- ▶ **Attractive Period Property**
- ▶ **Beautifully Presented Throughout**
- ▶ **Master Bedroom With En-Suite Bathroom**
- ▶ **Generous Garden**
- ▶ **Three Reception Rooms & Large Study**
- ▶ **Kitchen/Breakfast Room With Aga**
- ▶ **Utility Room & Cloakroom**
- ▶ **Double Car Barn**

This delightful detached property, believed to date back over 200 years, is set on a quiet road on the eastern fringe of Bosham. The house enjoys a stunning outlook to the rear over the fields with further distant views of the South Downs.

The house is beautifully presented throughout with balanced accommodation on the ground floor, which flows well. Many original and period features are retained including stripped wood doors, fireplaces and sash windows. It includes a sitting room with an open fireplace, a light orangery /dining room, a good size kitchen / breakfast room with a large AGA, a family room and a large study. In addition there is a utility room and cloakroom. The first floor has a master bedroom with en suite bathroom, four further bedrooms and a family bathroom.

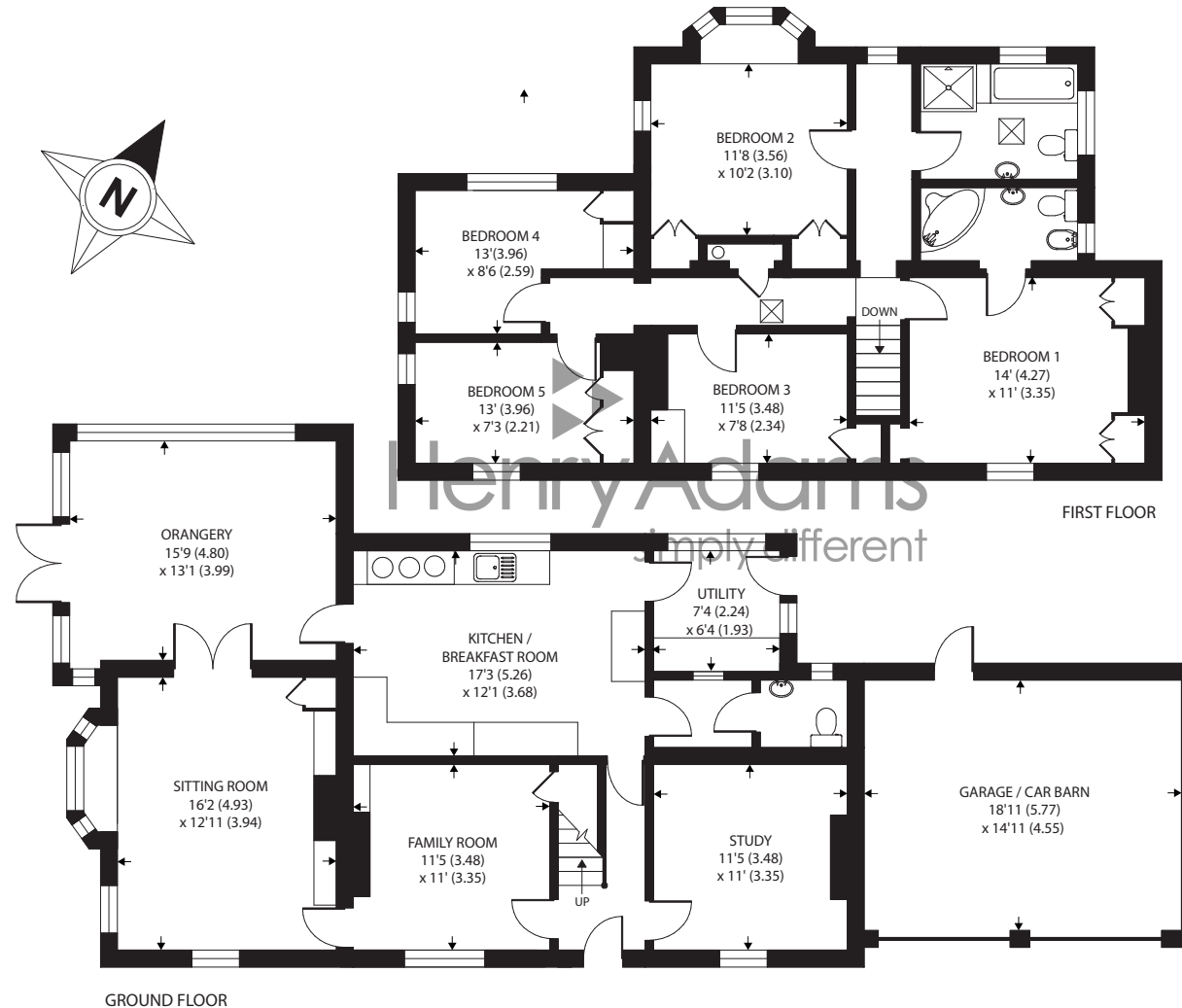
The house is approached over a small bridge with remote controlled gates leading to a gravelled drive. To the side of the house is a partly enclosed timber car barn. The pretty garden stretches around the front and side of the house, with a predominantly south and west aspect. It is mostly laid to lawn with a patio and some flower beds.







APPROX. GROSS INTERNAL FLOOR AREA 2303 SQ FT 213.9 SQ METRES (INCLUDES GARAGE)



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location

Nearby is a range of local shops, public house and railway station. The ancient and picturesque village of Bosham is one of Britain's most popular sailing venues, situated towards the eastern end of Chichester Harbour, an Area of Outstanding Natural Beauty close to Chichester. There is an excellent sailing club which offers instruction for all ages and has an extensive programme of sailing and social events. An historic church, dating back to Saxon times, lies close to the water's edge, and there are two excellent pubs in the centre and a small supermarket on the outskirts of the village. There is a network of footpaths and cycle routes around the harbour and to the north in the South Downs, which is England's newest National Park. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, Festival Theatre and a mainline station to London Victoria. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival.

## Directions

Proceed west out of Chichester on the A259. Proceed through Fishbourne and as you approach Bosham turn left into Walton Lane. Turn left into Chequer Lane, where Orchard Cottage is the third property on the left.

02/02/18 details approved

