



Stonewalls, Old Park Lane, Bosham, PO18 8EZ

Guide Price £1,250,000

 **Henry Adams**
estate agents

Stonewalls, Bosham

A charming 19th Century house in an idyllic location.

- Grade II listed
- Five bedrooms
- Five reception rooms
- Stunning views
- 0.5 acre gardens with heated pool
- Double garage and driveway
- Vacant possession
- Close to Bosham Harbour

Tucked away on a peaceful rural lane and surrounded by open fields, this characterful early 19th Century Grade II Listed knapped flint house offers a rare blend of period charm, seclusion and convenience, just a short walk from Bosham and a drive from the cathedral city of Chichester.

This well presented property boasts oak flooring throughout the entrance hall, leading to a bright study and elegant dining room, each with captivating views over the surrounding countryside. A generous 20-foot triple-aspect garden room overlooks the south-facing terrace, landscaped garden and heated swimming pool, perfect for entertaining or quiet relaxation. The main sitting room features a dual aspect, beamed ceiling, exposed brick chimney breast and a cosy wood-burning stove, with French doors opening directly onto the garden.





At the heart of the home lies a spacious farmhouse-style kitchen/breakfast room, fitted with oak cabinetry and a traditional four-oven oil-fired Aga set in a brick recess. A separate utility room keeps the main space tidy and functional.

Upstairs, five bedrooms are thoughtfully arranged over two separate landings. The principal suite enjoys breathtaking views across farmland to the South Downs and benefits from an en-suite bathroom. Two additional bedrooms and a family bathroom are situated off the west landing, while a second staircase leads to two more double bedrooms overlooking the open fields. Views of Chichester cathedral can also be enjoyed from the first floor.

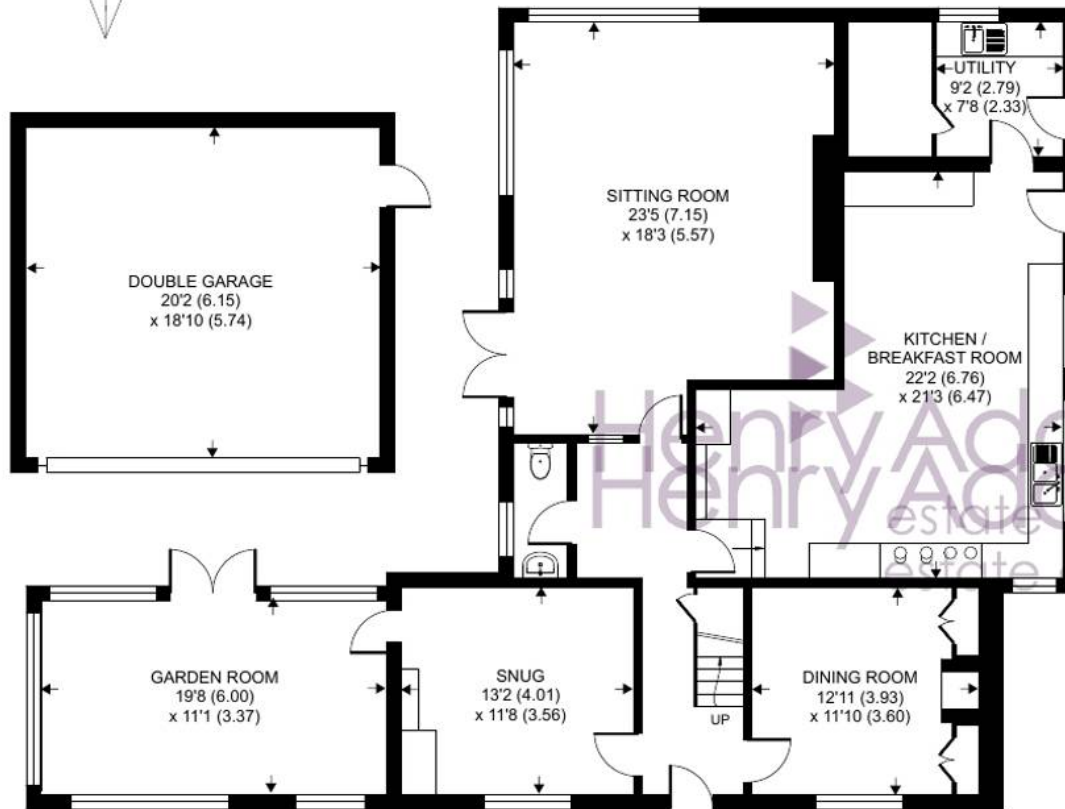
The well-maintained gardens surround the home on three sides, with mature trees, fragrant borders, a walled lawn and multiple seating areas. There is a double garage with remote-controlled door and driveway.

Although the property experienced flooding within the last four years, comprehensive drainage and ditching improvements have since been installed by local landowner to prevent future issues.

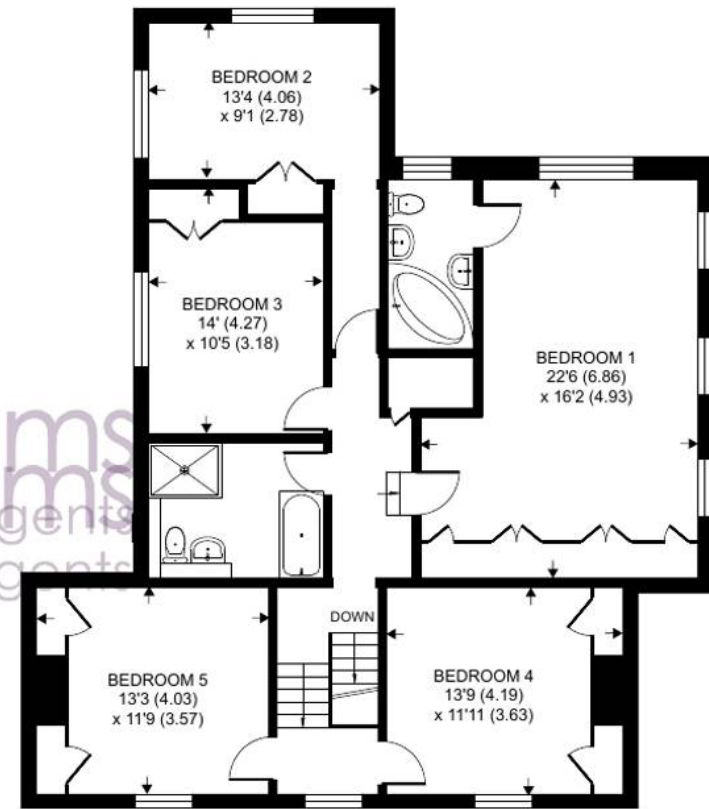








GROUND FLOOR



FIRST FLOOR

Approximate Area = 2850 sq ft / 264.7 sq m

Outbuilding = 380 sq ft / 35.3 sq m

Total = 3230 sq ft / 300 sq m

For identification only - Not to scale



Location - Located in a semi-rural location surrounded by farmland in between Fishbourne and Bosham. Fishbourne itself boasts a bowling club, tennis courts, cricket pitch, croquet club, village pub and pre school. There is also a village school, renowned Roman Palace, railway halt and bus links to outlying areas. Whilst Bosham offers an excellent sailing club, historic church, two public houses in the centre and a small supermarket on the outskirts. 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 located to the north and 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 - From Chichester proceed west on the A259. Continue into the village of Fishbourne and just before you leave the village turn left into Old Park Lane. Continue for approximately 0.80 of a mile and Stonewalls is on your right. what3words - footballers.darker.agrees

Chichester District Council - 25/26 Tax Band G £3,835.85

EPC-N/A Grade II Listed





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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.