



10 MARCUSE FIELDS
Bosham, PO18 8NA
Guide Price: £1,500,000 Freehold



STRIDE & SON



PROPERTY SUMMARY

Tucked away in a peaceful and sought-after setting just 90 metres from the foreshore at Cutmill Creek, 10 Marcuse Fields is a beautifully refurbished family home offering exceptional living space and seasonal westerly water views from the first floor.

A public footpath runs alongside the northern boundary, leading directly onto the scenic harbour front where stunning sunsets can be enjoyed along with outstanding vistas across the estuary towards Chidham and beyond. Bosham village and its popular sailing club are a short and picturesque stroll along the waterfront.



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GROUND FLOOR

The property is approached via a gravel driveway leading to a welcoming double-height entrance hall with a striking galleried landing above and stairs rising to the first floor. From here, there is access to a cloakroom and a generous utility room with garden access.

The heart of the home is the spacious and light-filled, dual-aspect kitchen/dining/living space, featuring bi-fold doors that open onto a large, decked terrace and a second set of doors leading to the west-facing garden. The contemporary kitchen is superbly equipped with a range of fitted wall and base units, a large central island, integrated appliances including an induction hob, double oven and dishwasher, and is flooded with natural light thanks to two impressive roof lanterns. Adjoining this is a well-proportioned dining area with a fitted dresser and a comfortable seating space.

A separate dual aspect living room is cleverly divided by an attractive wooden louvre partition. This inviting space features a contemporary inglenook fireplace with a fitted log burner, and the southern end – currently used as a study – has fitted cabinetry, shelving, and bi-fold doors opening onto the terrace and garden.



FIRST FLOOR

A staircase from the entrance hall leads to a bright, galleried first-floor landing illuminated by a large feature window with views towards Kingley Vale and Cutmill Creek.

The principal bedroom enjoys panoramic seasonal westerly views across Bosham Harbour towards Chidham, along with fitted wardrobes and a modern ensuite shower room. Bedroom two, at the eastern end of the house, offers two fitted double wardrobes, while bedroom three enjoys a sunny south-facing outlook. Bedroom four is a small double or generous single.

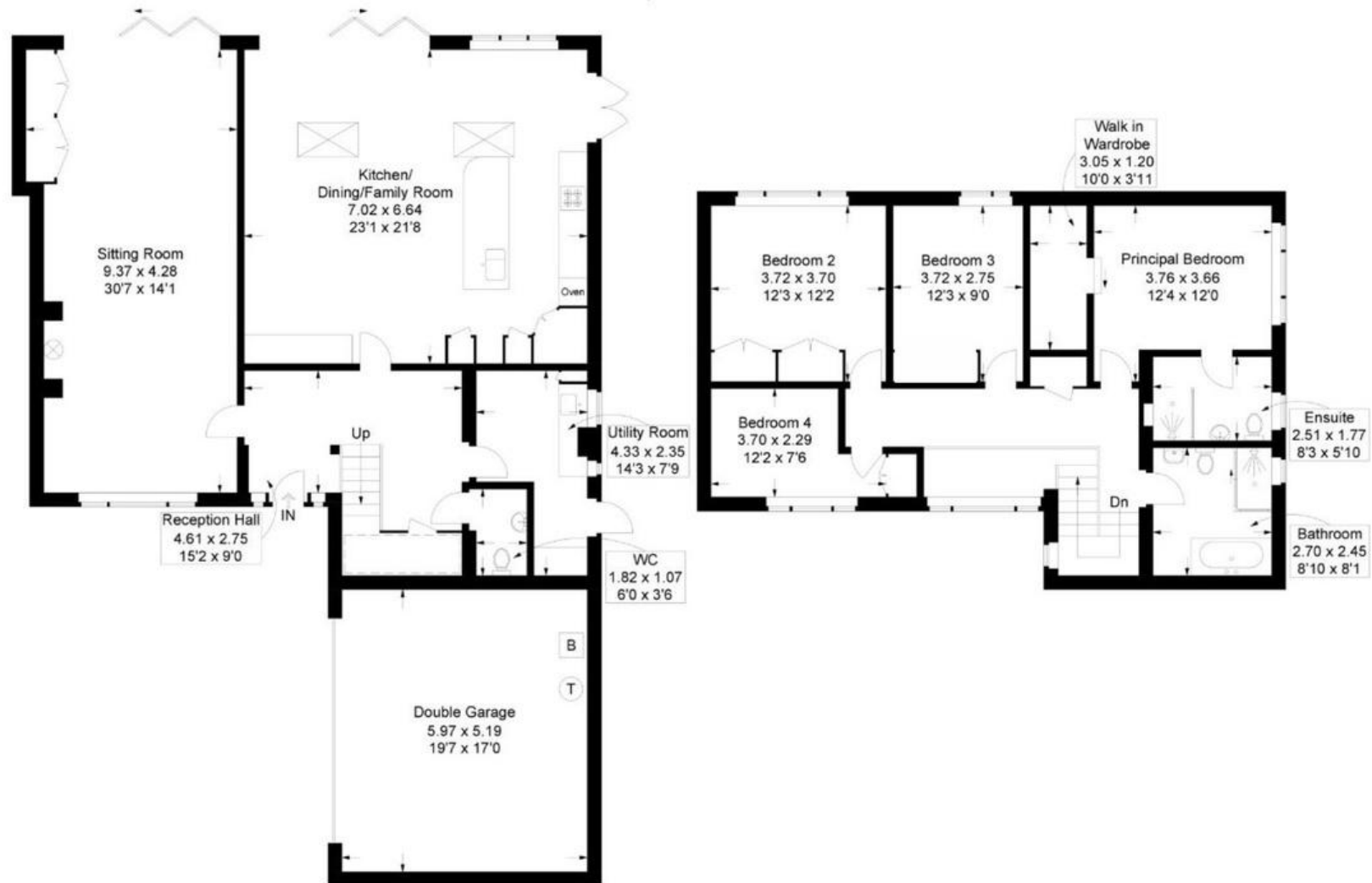
A beautifully appointed family bathroom and an airing cupboard complete the first floor.



FLOORPLAN

Marcuse Fields, Bosham

Approximate Gross Internal Area = 231.5 sq m / 2492 sq ft
(Excluding Reduced Headroom / Eaves)
Reduced Headroom = 1.9 sq m / 20 sq ft
Total = 233.4 sq m / 2512 sq ft



Ground Floor

First Floor

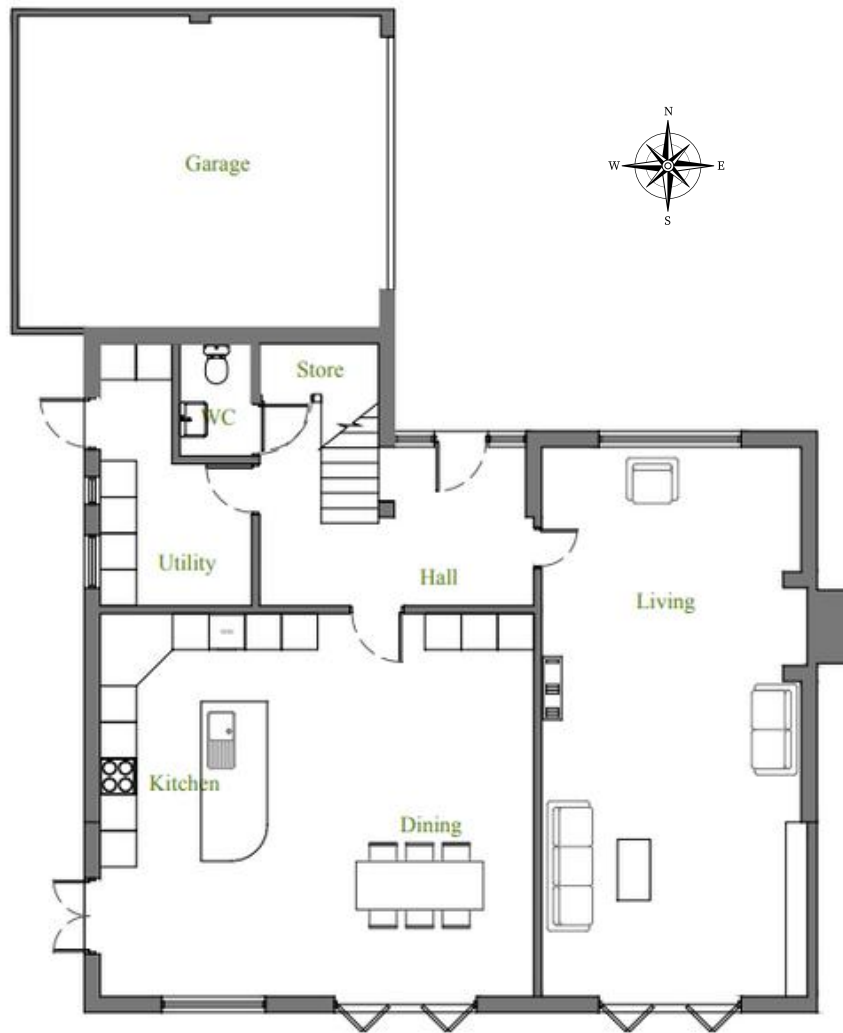
= Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



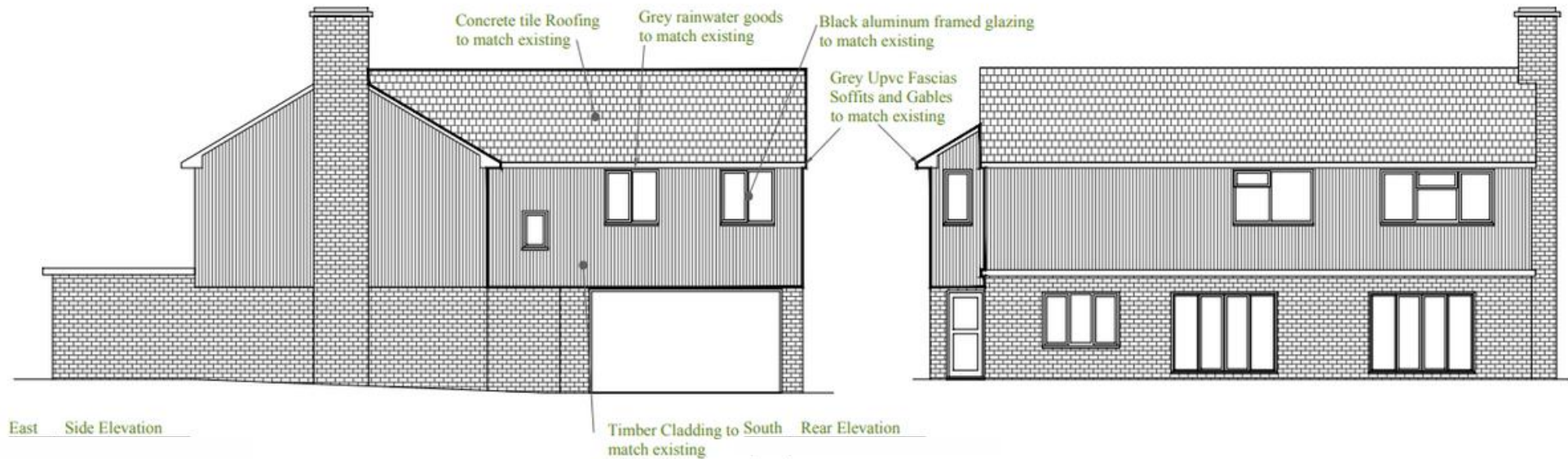
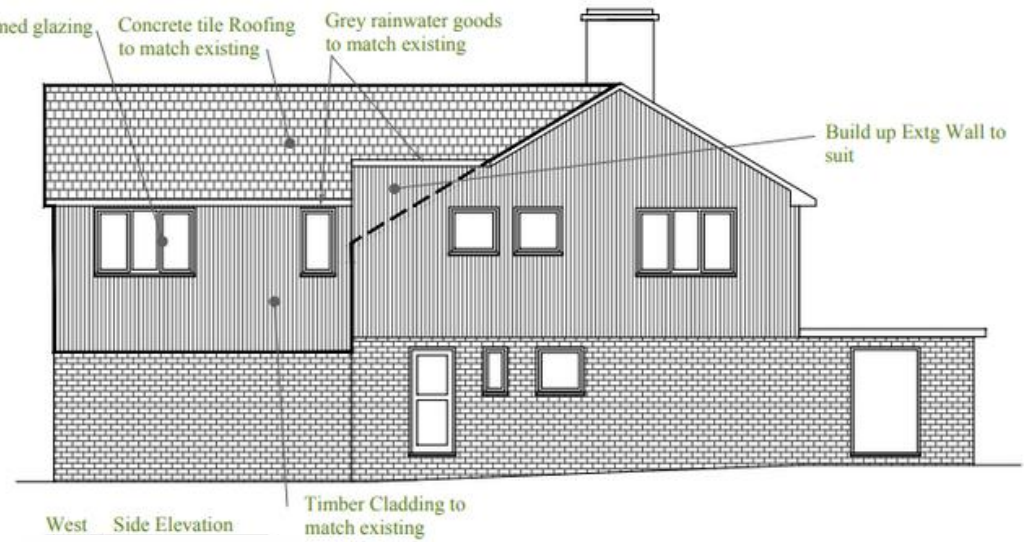
PLANS

N.B. The property has approved planning permission (lapsed) for a first-floor extension above the attached double garage to form further living accommodation with ensuite facilities. Details of this application can be seen on the Chichester District Council website using planning reference **16/00316/DOM**. Prospective purchasers would need to renew this planning application in advance of the commencement of any building works.



Proposed ground & first floor plans

PLANS



Proposed Elevations



OUTSIDE

The gardens, positioned to the south and west, are ideal for entertaining and family life. A generous decked terrace, accessible from both the kitchen and study, provides an excellent outdoor dining space. Pleached trees offer privacy to the south, while a lawned area lies to the west, interspersed with mature trees and shrubs. At the far northern end of the garden, there is a gravelled play area and a kitchen garden.

The gravel driveway, bordered by raised tree planters, provides ample parking for several vehicles. Adjacent is a lawned area with two mature trees, and the property also benefits from a large double garage with an electric up-and-over door and offers plentiful storage for cars, boats, or outdoor equipment.



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LOCATION

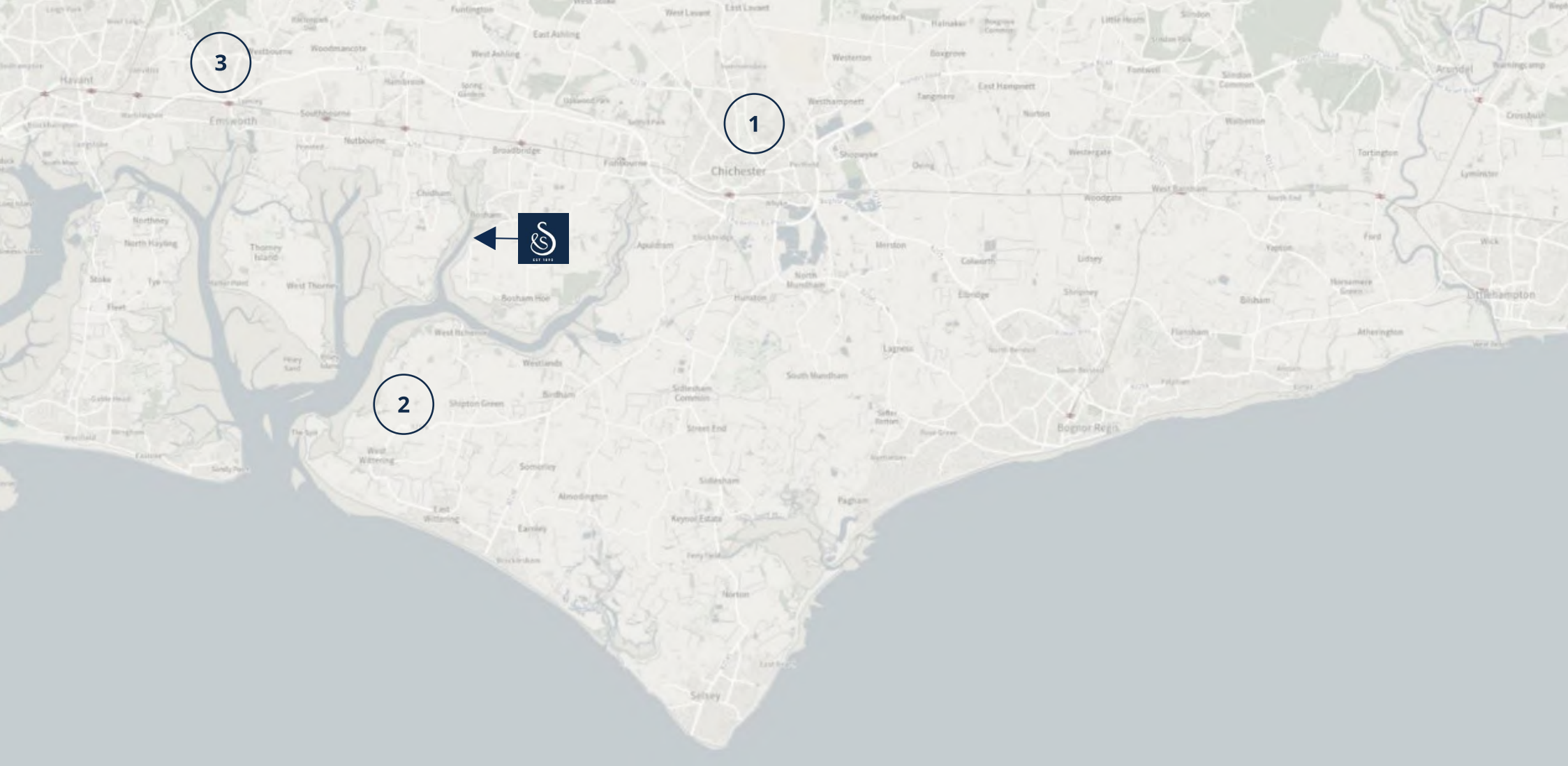
10 Marcuse Fields is ideally situated within the highly desirable sailing village of Bosham, just a short walk from the picturesque harbour. The village is home to one of Sussex's most renowned Saxon churches and offers a convenience store, primary school, welcoming pubs and cafés, the acclaimed Millstream Hotel and restaurant, and a popular sailing club.

The historic cathedral city of Chichester lies just 4 miles to the east, offering a wealth of cultural, shopping, and leisure amenities, including the renowned Festival Theatre, galleries, museums, and an array of restaurants.

Leisure pursuits in the wider area include horse racing and motorsport at Goodwood, several nearby golf courses, and water sports at the beautiful beaches of West Wittering. The South Downs National Park also offers miles of scenic footpaths and bridleways for walking, cycling, and riding.



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LOCAL AREA

- 1 Chichester
- 2 Emsworth
- 3 West Wittering



what3words: ///automate.switched.ramps

- Services: Mains electricity, water and gas
- Tenure: Freehold
- Local Authority: Chichester District Council
- Council Tax Band: Band G
- Energy Rating: Band C



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Important Notice:

Stride & Son would like to highlight the following:

These particulars, including text, photographs, and any plans, are intended as a general guide for prospective purchasers and should not be considered as factual statements. They do not form part of any contract.

Any descriptions provided reflect a subjective opinion and should not be taken as definitive facts.

No detailed survey has been conducted, and no services, appliances, or specific fittings have been tested.

All measurements and distances are approximate.

We strongly recommend that prospective purchasers verify any crucial information with the agent, especially if travelling a significant distance for a viewing.

Any reference to planning permission or development potential is given in good faith; buyers should make their own enquiries with the relevant authorities.

Fixtures and fittings not explicitly mentioned in the sales details are excluded from the sale, though some items may be available by separate negotiation.