

# Mermaid Cottage

Bosham, Chichester, West Sussex







An exquisitely considered Grade II listed period property, re-designed and extended by Randell Design architects, with further modifications by the current owners, situated on the estuary at Bosham.

Chichester 5.2 miles, Goodwood 8 miles, Portsmouth 13.1 miles, Isle of Wight 22.8 miles, London 74.9 miles  
(All distances and times are approximate)

7	4	4

Summary of accommodation

Entrance hall | Kitchen/dining/sitting room | Family room | Study | Pantry | Utility room | Cloakroom

Four bedrooms | Bathroom

Principal bedroom with en suite and dressing area | Two further bedrooms | One en suite

Double garage | Shower room | Studio

Swimming pool

Private jetty



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In 2012, Mermaid Cottage underwent a dramatic transformation, with a complete refurbishment carried out to the highest standards and the addition of a stunning contemporary extension. The project, led by the acclaimed local firm Randell Design Group, resulted in a highly adaptable family home that beautifully balances original period charm with modern innovation. The redesign introduced vaulted, light-filled living areas and a host of lifestyle features expected in a sophisticated, modern home.

More recently the current owners have further upgraded parts of the infrastructure, the home control system means the house can be operated from your mobile home. Whilst the kitchen, bathrooms and flooring have also been upgraded.

















FLOOR PLAN

Approximate Gross Internal Floor Area  
3300 sq ft / 306.6 sq m  
Garage / Studio = 944 sq ft / 87.7 sq m  
Total = 4244 sq ft / 394.3 sq m



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

GARDENS & GROUNDS

# Gardens and grounds

This exceptional property enjoys a prime position on the south side of the Bosham estuary, offering picturesque views across the water towards Bosham town and its historic Saxon church. The gardens are a blend of manicured lawns, mature specimen trees, and thoughtfully planted borders. Adjacent to the garage lies a mosaic-tiled swimming pool, accompanied by a ground-floor shower room and a stylish studio above—perfectly positioned to capture the waterfront views and ideally suited for use as a home office.







# Property Information

**Services**

All mains services. Gas-fired central heating.

**Jetty**

The property has a licensed jetty, which has an annual payment to Manor of Bosham.

**Tenure**

Freehold

**Local Authority**

Chichester District Council: 01243 785166

**Council Tax**

Band H

**EPC Rating**

Grade II listed

**Directions**

Postcode: PO18 8QL

What3Words: musical.pods.bake  
(takes you to the driveway)

**Viewing**

Viewing is strictly by appointment through Knight Frank.





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