



Guardian Cottage Walton Lane, Bosham - PO18 8QF

Guide Price £685,000 - FREEHOLD



STRIDE & SON

Guardian Cottage Walton Lane

Bosham, Chichester

A substantial detached cottage in a sought-after village setting, offering generous living space, a remarkable kitchen/dining room, garage and a lovely rear garden.

- Substantial and characterful three bedroom detached cottage in a highly sought-after village location
- Exceptional kitchen/breakfast/dining room (26'1 x 19'2) — a truly impressive entertaining and family space
- French doors from the kitchen/dining room opening directly to the rear garden and patio
- Comfortable sitting room (13'10 x 13'9)
- Ground floor bedroom ideal for guests, multi-generational living or home office use
- Two outstanding first floor bedrooms, both of exceptional size (19'1 x 11'6 and 19'2 x 12'6)
- Two bathrooms on the first floor — family bathroom and separate shower room
- Generous rear garden with lawn, patio terrace and well-stocked borders
- Detached garage (17'0 x 8'4) plus ample driveway parking
- Sought-after Bosham village setting within Chichester Harbour AONB







Guardian Cottage

Walton Lane, Bosham

Guardian Cottage is a most impressive and characterful detached home set in the highly desirable village of Bosham, offering generous accommodation across two floors totalling 134.2 sq m / 1,444 sq ft, together with a detached garage and attractive gardens.

The standout feature of the ground floor is undoubtedly the remarkable kitchen/breakfast/dining room, a truly expansive space measuring 7.95 x 5.84 m (26'1 x 19'2) that forms the heart of this wonderful home. Light-filled and beautifully proportioned, it is fitted with contemporary oak-effect cabinetry, granite-effect worktops, a stainless steel extractor and integrated appliances, with ample room for a large dining table and seating for the whole family.



French doors open directly onto the rear garden, creating a seamless flow between inside and out. Also on the ground floor is a well-proportioned sitting room measuring 4.22 x 4.19 m (13'10 x 13'9), a comfortable and inviting space. A further ground floor double bedroom (bedroom 3, 3.61 x 3.48 m / 11'10 x 11'5) provides useful flexibility, ideal as a guest room, home office or single-storey bedroom if required. A cloakroom/WC completes the ground floor.



Guardian Cottage

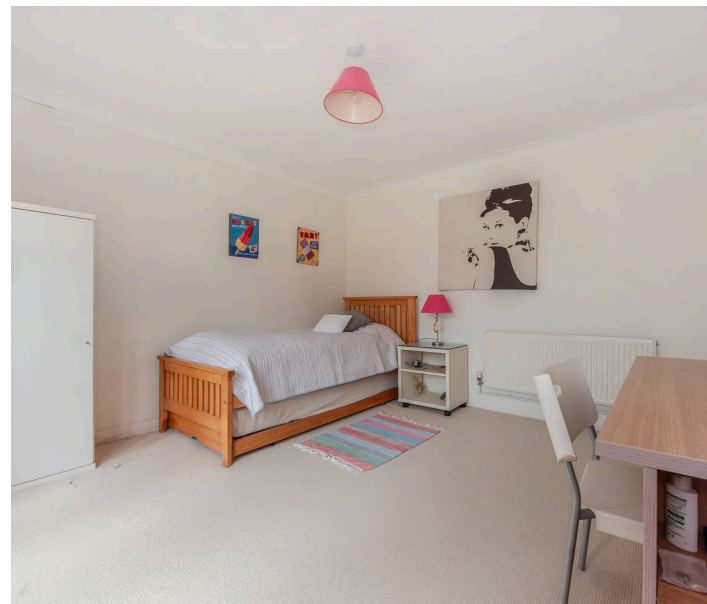
Walton Lane, Bosham

Upstairs, the first floor is home to two outstanding bedrooms. The principal bedroom is a truly impressive room measuring 5.82 x 3.51 m (19'1 x 11'6), bright and spacious with generous eaves storage. Bedroom two is equally large at 5.84 x 3.81 m (19'2 x 12'6), a superb double with plenty of space for freestanding furniture.

The first floor is served by two bathrooms — a well-appointed family bathroom with bath and separate shower room — along with useful eaves storage.

Externally, the property benefits from a good-sized rear garden laid predominantly to lawn, with an attractive patio terrace directly off the kitchen/dining room, well-stocked borders and a wonderful sense of privacy.

To the side, a detached garage (5.18 x 2.54 m / 17'0 x 8'4) provides excellent storage or workshop space, together with a gravelled driveway offering ample off-street parking.



Guardian Cottage is situated in Walton Lane, Bosham, one of West Sussex's most picturesque and sought-after villages. Bosham is a thriving coastal village set on a tidal harbour inlet of Chichester Harbour, an Area of Outstanding Natural Beauty, and is renowned for its sailing, waterside walks and quintessential English charm. The village offers a good range of amenities including local shops, a pub, primary school and the historic Holy Trinity Church.

Chichester city centre is just a short drive away, providing extensive shopping, dining and cultural facilities including the internationally acclaimed Festival Theatre and Pallant House Gallery. The world-famous Goodwood Estate, offering horse racing, the Festival of Speed and motor racing, is also close at hand. For commuters, Bosham mainline station provides regular services to London Victoria and the wider south coast rail network. The A27 provides excellent road links to Portsmouth, Brighton and beyond, whilst Havant station offers a faster service to London Waterloo in approximately 1 hour 20 minutes.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C








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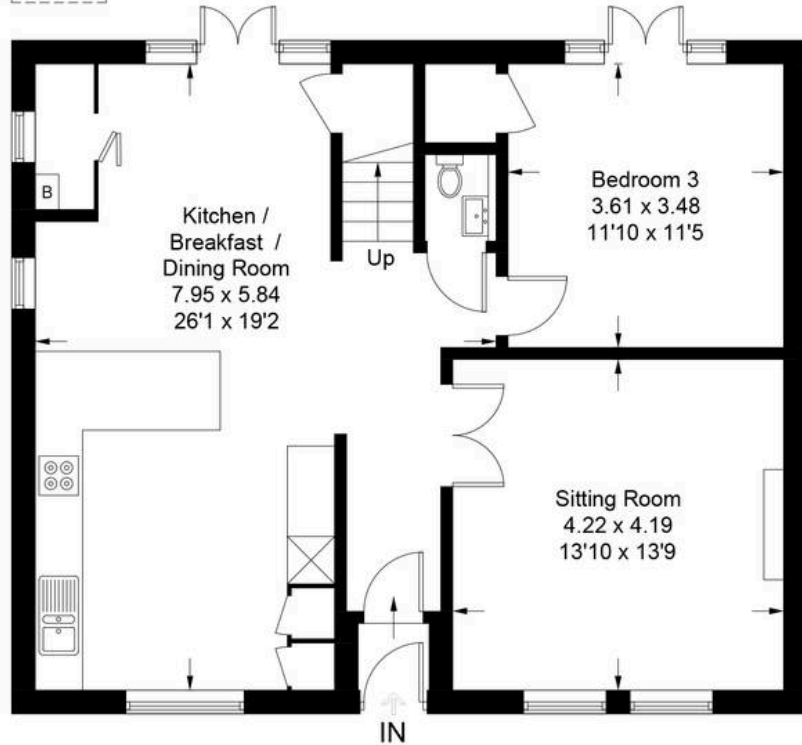
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Approximate Gross Internal Area = 134.2 sq m / 1444 sq ft
Garage = 13.3 sq m / 143 sq ft
Total = 147.5 sq m / 1587 sq ft

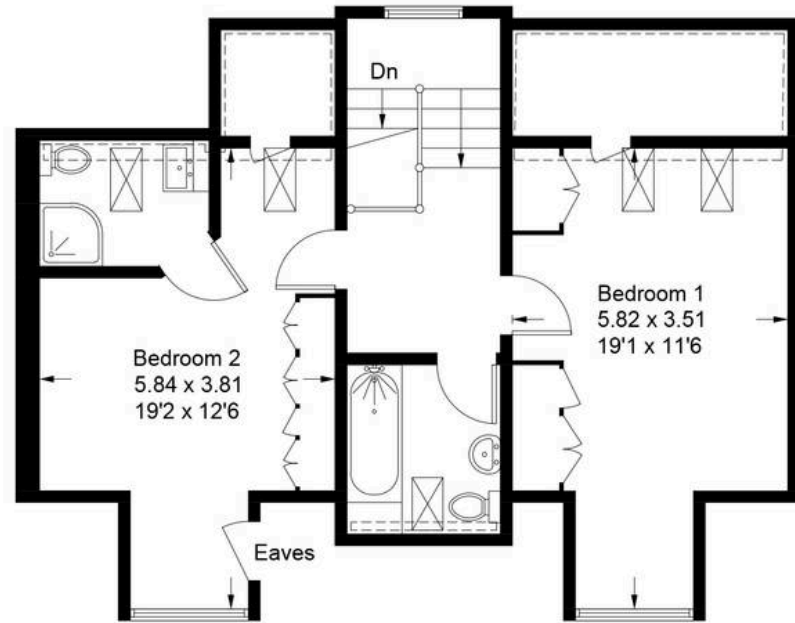


Produced for Stride & Son Estate Agent.

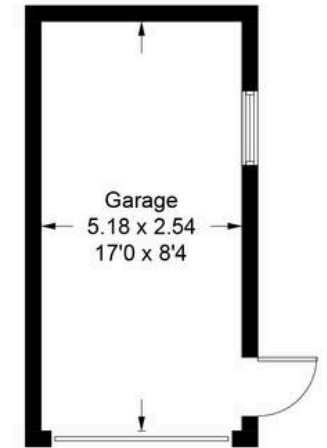
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Stride & Son

Stride & Son, 37 South Street - PO19 1EL

01243 782626

contact@strideandson.co.uk

www.strideandson.co.uk



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