





Guardian Cottage Walton Lane, Bosham

£685,000 Freehold

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

STRIDE & SON
ESTATE AGENTS
CHARTERED SURVEYORS









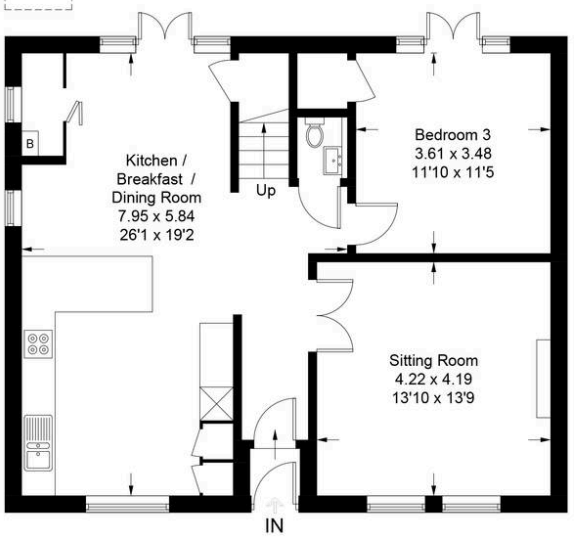
Guardian Cottage, Walton Lane, PO18 8QF

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

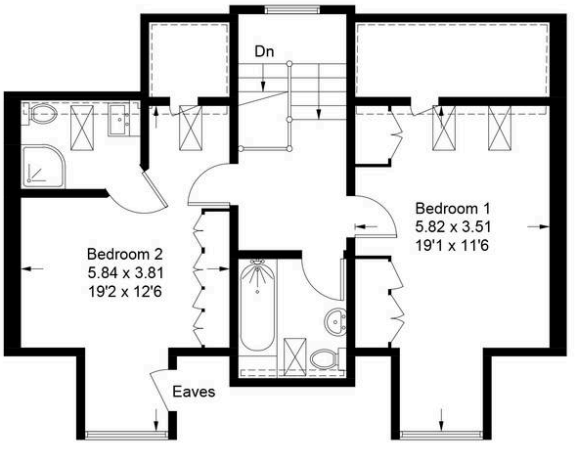
Produced for Stride & Son Estate Agent.

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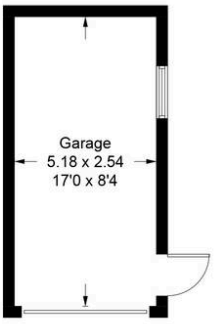
= Reduced headroom below 1.5m / 5'0



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. Created by Emzo Marketing 2026. (ID1303220)