



Strangford, Walton Lane - PO18 8QB

Guide Price £950,000 - FREEHOLD



STRIDE & SON

Strangford

Walton Lane, Bosham

Strangford is a home that really needs to be seen to appreciate its proportions. The outstanding kitchen and living space, generous principal suite, flexible accommodation, open farmland outlook, previous planning potential and excellent access on foot to Bosham village and the Quay combine to create a highly individual property in a particularly desirable setting.

- Impressive detached three-bedroom bungalow
- Easy walk to Bosham village and Quay
- Dramatic vaulted kitchen with garden views
- Superb open-plan kitchen and living space
- Principal suite with generous bedroom and en-suite
- Separate home office or flexible fourth room
- Approx. 1,816 sq ft of accommodation
- Substantial garage and workshop building
- Mature gardens, greenhouse and garden cabin
- Lovely open farmland views to the rear





ACCOMMODATION

Offering generous single-storey accommodation, beautifully connected living spaces and lovely open farmland to the rear, this is a home where the scale, outlook and versatility are immediately apparent.

The main house extends to approximately 168.7 sq m, with a substantial outbuilding of approximately 41.4 sq m, including the garage, giving a total of approximately 210.1 sq m.

The house was refurbished in 2014, when the windows, plumbing and electrics were all replaced. Solar PV and water heating panels were also installed, adding to the practical appeal of the property.

At the heart of the home is the exceptional kitchen/breakfast/dining room, measuring approximately 7.14m x 6.86m. Designed as a sociable and highly usable living space, the room features a large central island, extensive fitted kitchen accommodation and a dramatic vaulted section with extensive glazing.

This impressive area floods the room with natural light and creates a wonderful connection with the garden beyond, with doors opening directly outside.





The open nature of the accommodation creates an excellent flow through the dining area and onwards into the spacious sitting room. Measuring approximately 6.65m x 3.66m, the sitting room is a comfortable and inviting space, with a freestanding stove providing an attractive focal point and doors opening towards the garden.

The bedroom accommodation is equally impressive. The principal bedroom is particularly generous, measuring approximately 6.40m x 4.14m, and benefits from its own en-suite shower room. There are two further bedrooms, measuring approximately 4.01m x 3.23m and 3.91m x 3.35m, together with an additional room currently arranged as a substantial home office, measuring approximately 4.52m x 3.33m.

The office offers excellent flexibility and, due to its generous proportions, could potentially be partitioned to create further accommodation, subject to the necessary Building Regulations, planning requirements and consents.

Planning permission has also previously been granted for two additional bedrooms upstairs under reference 20/01185/DOM, granted in 2020. This permission has now lapsed, but it highlights the longer-term potential of the property, subject to any future consents/planning permissions being obtained.





A family bathroom, separate WC and useful utility room complete the main accommodation.

Outside, the gardens form a significant part of the property's appeal. The house is approached across a generous gravelled driveway, providing extensive parking, with lawned areas and established planting creating an attractive setting.

To the rear, the property enjoys lovely open farmland views, giving the garden a wonderful sense of openness and connection with the surrounding landscape. The garden includes mature trees, shrubs and planting, together with productive garden areas, a greenhouse and plenty of space for outdoor seating and entertaining. A garden cabin provides further useful space away from the main house.

Of particular note is the substantial detached outbuilding, comprising a garage measuring approximately 6.05m x 2.82m and an adjoining store/workshop measuring approximately 6.05m x 3.10m. There is also a greenhouse measuring approximately 2.46m x 1.60m. Together, these spaces offer superb practical flexibility for vehicles, storage, hobbies, workshop use or gardening.



LOCATION

Strangford occupies a desirable position on Walton Lane in Bosham, enjoying a peaceful residential setting with lovely open farmland to the rear and easy access into the village.

Bosham is one of West Sussex's most sought-after harbourside villages, valued for its historic character, picturesque streets and relaxed coastal lifestyle. The village and Quay are within easy walking distance, making it particularly appealing for those who want to enjoy village life on foot, whether heading out for a waterside walk, meeting friends or simply enjoying the harbour surroundings.

The wider area is known for its sailing, walking and outdoor lifestyle, with Chichester Harbour and the surrounding countryside providing a beautiful backdrop to everyday life. Despite its village setting, Bosham remains practical for day-to-day living, with local facilities and good access towards Chichester and the wider West Sussex area. It is this combination of open countryside, village life and proximity to the Quay that makes Walton Lane such an appealing location.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

Services: All Mains - Gas Central Heating - Solar panels also installed.







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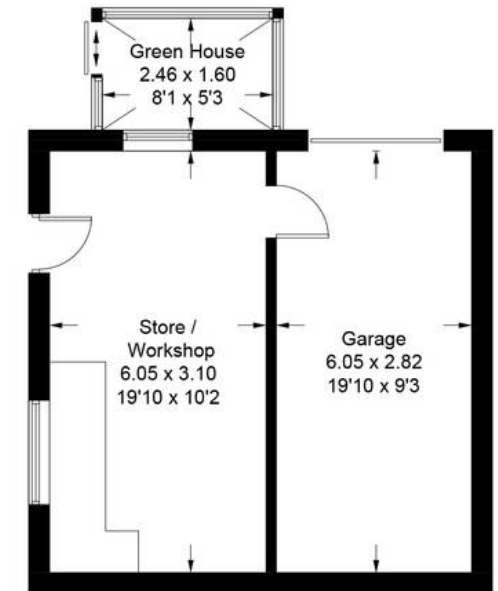
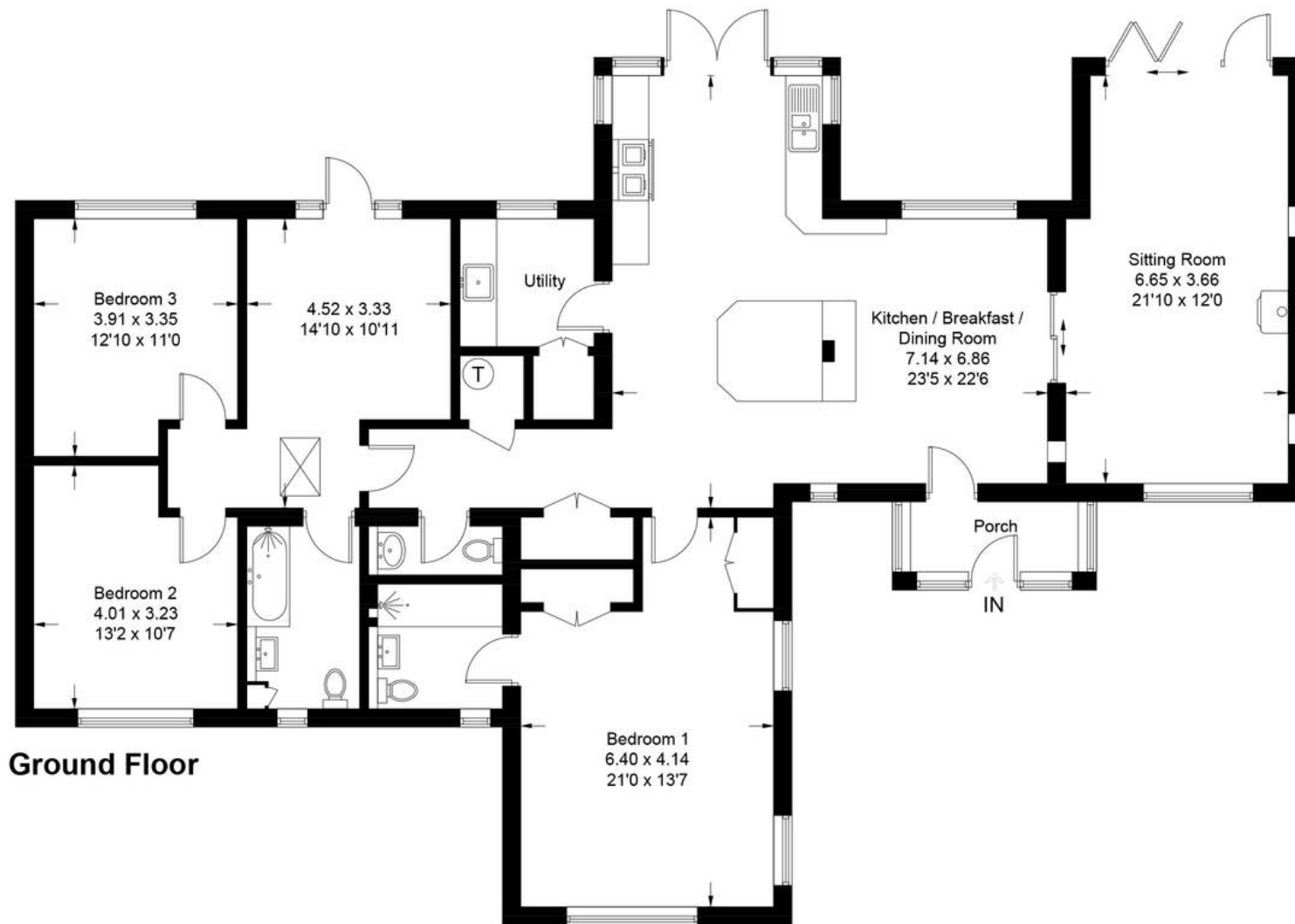
Approximate Gross Internal Area = 168.7 sq m / 1816 sq ft

Outbuilding = 41.4 sq m / 446 sq ft

(Including Garage)

Total = 210.1 sq m / 2262 sq ft

Produced for Stride & Son Estate Agent.



(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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