

The Croft Chequer Lane, Bosham, Chichester, PO18 8EJ

Asking price £1,350,000

EPC Rating: Council Tax Band: E



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Substantial detached home in Bosham set within 0.49 acres, offering up to 8 bedrooms and 6 bathrooms. Extensively extended, including two self-contained 1-bed apartments. Features a large private garden with swimming pool, multiple reception rooms, and excellent flexibility for family or multi-generational living.

Positioned along one of Bosham's most sought-after lanes, The Croft is a substantial and highly adaptable detached home set within approximately 0.49 acres of private, well-established grounds. Having been carefully extended and reconfigured over a number of years by the current owners, the property now offers an impressive depth of accommodation suited to a wide range of lifestyles.

On arrival, the property offers a sense of space and seclusion, with a generous driveway providing ample parking. The house itself sits comfortably within its plot, while to the rear, the gardens and outdoor spaces create a setting that truly elevates the home.

Internally, the layout has been designed with flexibility in mind. A series of reception rooms provide both formal and informal living areas, allowing the space to adapt easily to family life, entertaining, or working from home. The kitchen is finished in a contemporary style, with sleek cabinetry and ample workspace, forming a natural hub that connects seamlessly with the surrounding living areas.

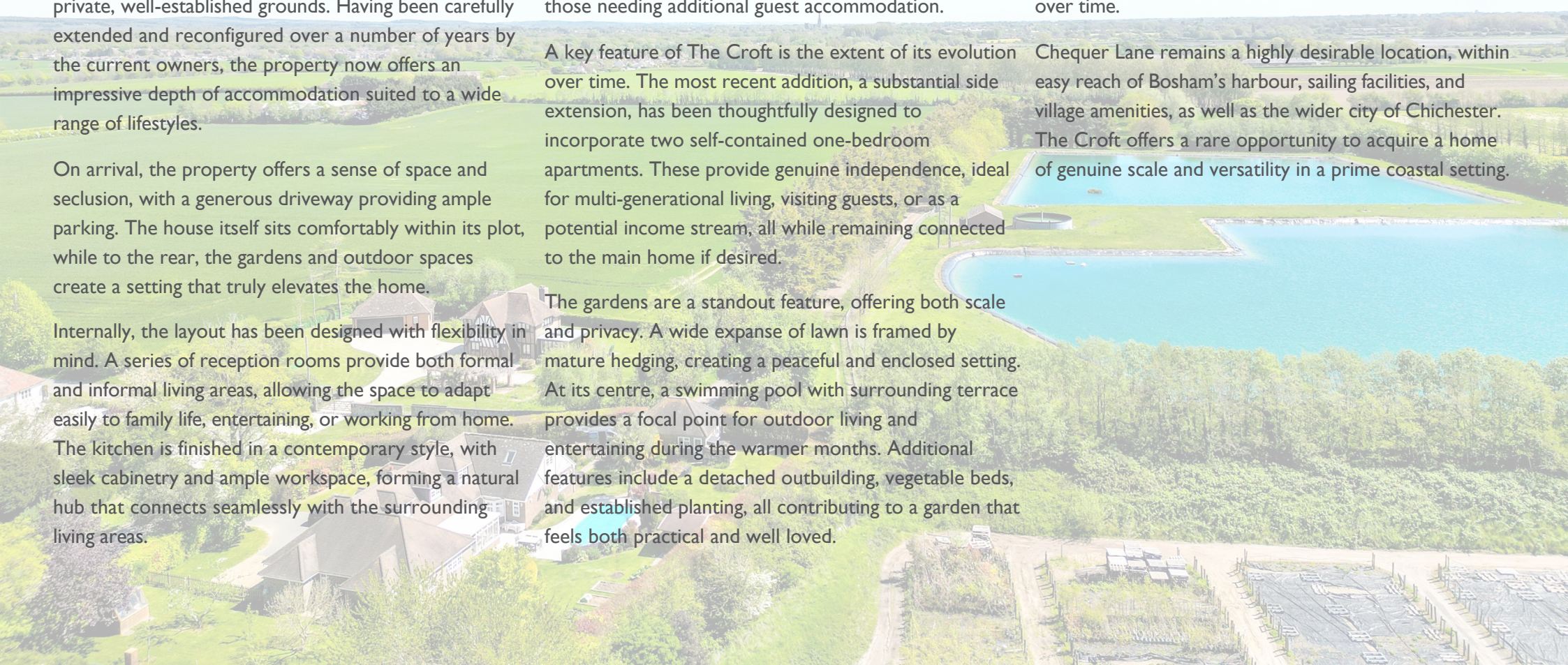
In total, the property offers up to eight bedrooms and six bathrooms, giving a level of space rarely found and making it particularly well suited to larger families or those needing additional guest accommodation.

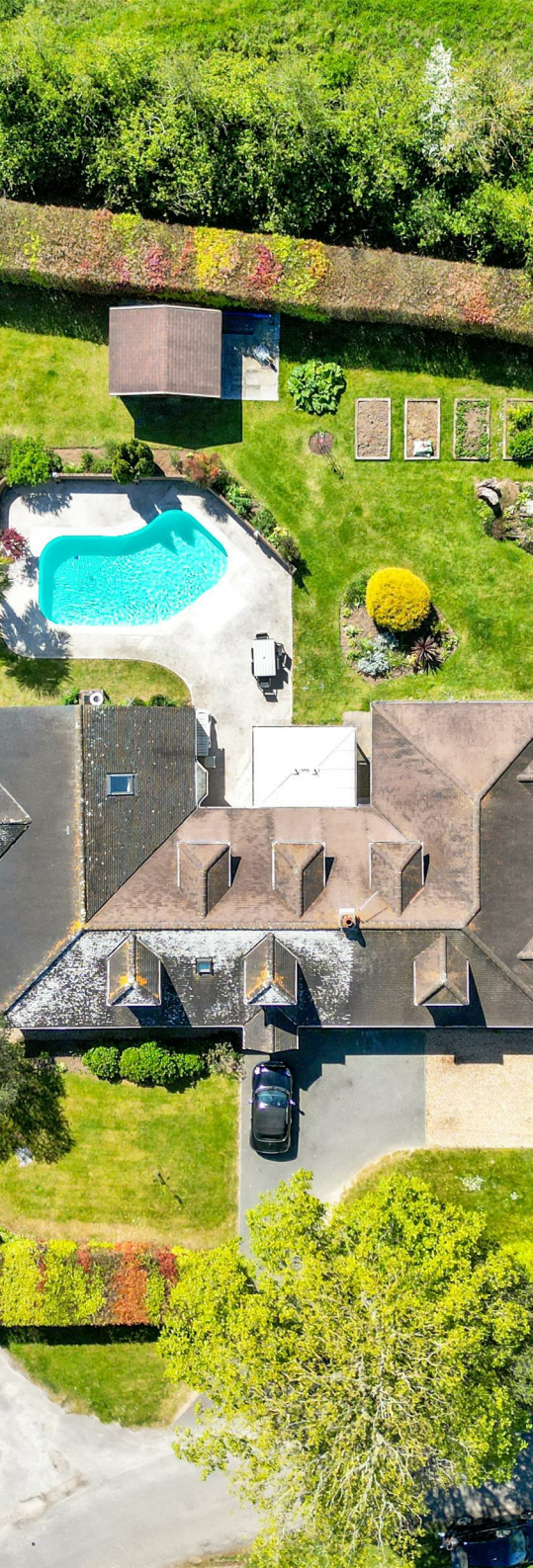
A key feature of The Croft is the extent of its evolution over time. The most recent addition, a substantial side extension, has been thoughtfully designed to incorporate two self-contained one-bedroom apartments. These provide genuine independence, ideal for multi-generational living, visiting guests, or as a potential income stream, all while remaining connected to the main home if desired.

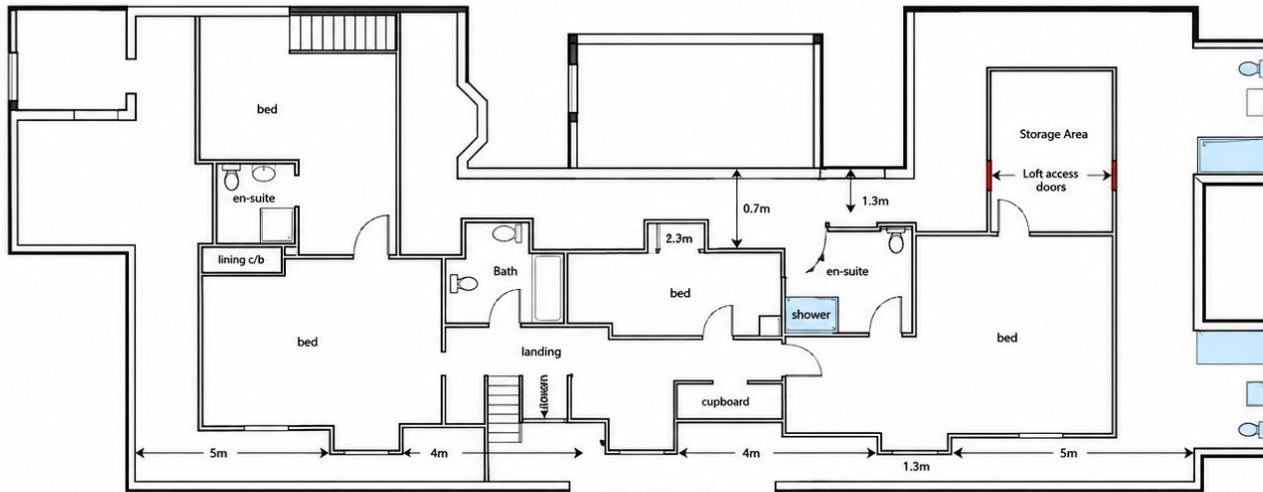
The gardens are a standout feature, offering both scale and privacy. A wide expanse of lawn is framed by mature hedging, creating a peaceful and enclosed setting. At its centre, a swimming pool with surrounding terrace provides a focal point for outdoor living and entertaining during the warmer months. Additional features include a detached outbuilding, vegetable beds, and established planting, all contributing to a garden that feels both practical and well loved.

The property is presented in good overall condition, offering comfortable accommodation as it stands, with scope for a purchaser to update or tailor certain areas over time.

Chequer Lane remains a highly desirable location, within easy reach of Bosham's harbour, sailing facilities, and village amenities, as well as the wider city of Chichester. The Croft offers a rare opportunity to acquire a home of genuine scale and versatility in a prime coastal setting.







First Floor Plan  
SCALE 1:100



Ground Floor Plan  
SCALE 1:100

The Old Boathouse Bosham Lane  
Bosham  
West Sussex  
PO18 8HS  
01243 624637  
info@soloestates.co.uk  
www.soloestates.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	