



Walton Barn, Walton Lane - PO18 8QB

Guide Price £1,100,000



STRIDE & SON

Walton Barn

Walton Lane, Chichester

A beautifully converted barn offering impressive open-plan living, three bedrooms and character features, set in a desirable Bosham location close to Chichester Harbour.

- Sought-after Bosham location
- Beautifully converted character barn
- Approx. 2,889 sq ft of internal accommodation
- Impressive sitting/family room
- Superb open-plan dining room/kitchen
- Three generous double bedrooms
- Principal bedroom with dressing/gym area and ensuite WC
- Three bath/shower rooms plus cloakroom
- Double carport and driveway parking
- Convenient for Chichester, harbour walks and local amenities







Accommodation

Walton Barn is a beautifully converted character home offering spacious and versatile accommodation of approximately 2,889 sq ft set within a desirable Bosham location.

The property combines the charm of a traditional barn with comfortable modern living, featuring attractive flint and brick elevations, timber cladding, exposed beams, vaulted ceilings and generous proportions throughout.

The ground floor is arranged around two particularly impressive principal living spaces. The sitting/family room is a substantial and welcoming room, measuring approximately 34'6 x 24'7, with a wonderful sense of space, timber detailing and plenty of natural light. This room provides an excellent setting for both everyday family living and entertaining.



The dining room/kitchen is equally impressive, measuring approximately 24'6 x 22'0, and offers a superb open-plan arrangement.

The kitchen is fitted with a central island, sleek contemporary cabinetry, integrated appliances and ample worktop space, while the dining area provides plenty of room for family meals and social occasions. A separate utility room adds useful practical space.



There is also a cloakroom on the ground floor, together with attractive entrance areas and connecting spaces which enhance the flow of the home.

On the first floor, there are three generous double bedrooms. The principal bedroom benefits from an adjoining dressing room/gym area, creating a versatile space which could suit a range of uses.

Bedroom two and bedroom three are both excellent doubles, each with characterful sloping ceilings and rooflights (all of which are opening). There are three bath/shower rooms serving the accommodation, offering flexibility for family life and guests.

Externally, Walton Barn enjoys beautifully arranged garden and terrace areas which complement the character of the property perfectly.



To the front, a generous paved driveway provides ample parking and access to the carport, with attractive brick walling and mature planting creating a welcoming approach.

The gardens have been thoughtfully landscaped to offer a number of distinct seating and entertaining areas, including a paved terrace directly adjoining the house, ideal for outdoor dining and enjoying the afternoon sun.

There are areas of lawn, well-stocked borders, mature trees, established hedging and a variety of shrubs and flowering plants, giving the outside space a private and peaceful feel.

A further enclosed courtyard-style terrace provides an additional sheltered seating area, perfect for morning coffee or evening drinks, while pathways lead through the garden and around the property.

The combination of mature planting, brick walls, paved terraces and established greenery creates a wonderfully secluded setting, ideal for both relaxing and entertaining.

To the front, a generous paved driveway provides ample off-road parking and access to the double carport, with additional external storage.

This is a rare opportunity to acquire a substantial and characterful barn conversion in one of the Chichester Harbour area's most desirable village settings.



LOCATION

Bosham is renowned for its historic waterside setting, pretty village lanes, sailing links, harbour walks and strong sense of community. The village offers local amenities, a primary school, pubs, cafés, a church and access to wonderful coastal and countryside walks.

Chichester city centre is within easy reach and provides a wider range of shopping, dining and cultural facilities, including independent boutiques, restaurants, cafés, Chichester Cathedral, Pallant House Gallery and the renowned Chichester Festival Theatre. The Cathedral sits close to the Market Cross at the heart of the city's pedestrianised shopping streets, while Chichester railway station offers convenient rail links along the south coast and towards London.

The surrounding area is ideal for those who enjoy the outdoors, with Chichester Harbour, the South Downs National Park, Goodwood and the beaches at West Wittering all accessible from the area. The A27 also provides road connections towards Portsmouth, Arundel, Worthing and beyond.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C







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Approximate Gross Internal Area = 267.5 sq m / 2879 sq ft

Storage & External Cupboard = 10.9 sq m / 117 sq ft

Total = 278.4 sq m / 2996 sq ft

(Excluding Carport)

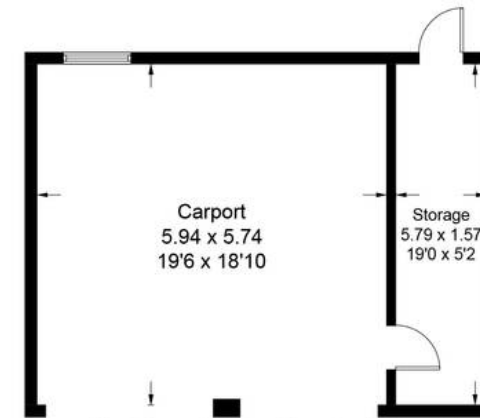
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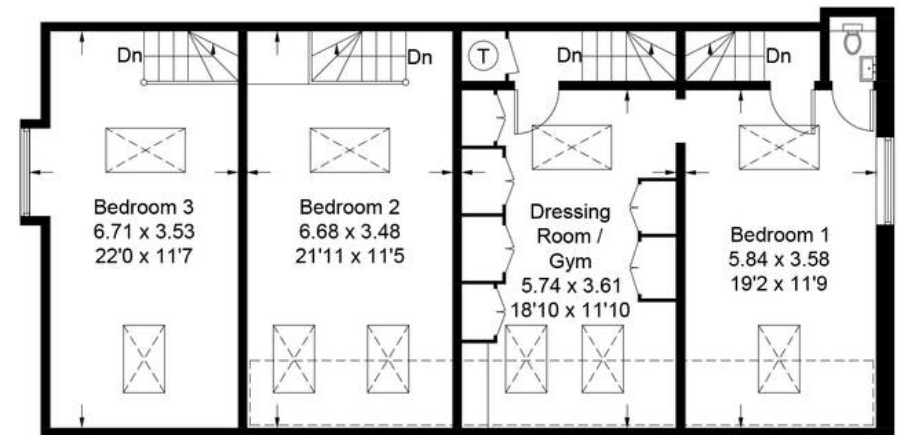
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

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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