

**Downs View
Bosham Lane
Bosham
PO18 8HG**



Situated on the edge of this popular harbour village an imposing **detached family house**. The property has far reaching views over open farmland to the South Downs to the rear and is within easy walking distance of Bosham's High Street and harbour.

The property has a welcoming limestone floored entrance hall with galleried staircase. A magnificent open planned kitchen/living room with bi-fold doors opening onto the terrace and garden to the rear. Fitted boot room with ample storage. From the kitchen double doors lead to formal dining room beyond which is a double aspect drawing room with open fireplace and bi fold doors to the garden.

On the first floor is a master bedroom suite with vaulted ceiling and views from a Juliet balcony over the rear garden to the South Downs, the dressing room is fully fitted with beautifully appointed bathroom suite. The guest suite also has dressing room and bathroom and two further bedrooms share a Jack 'n' Jill bathroom.

On the second floor is a fifth bedroom with views over Bosham Channel towards Chidham, a family bathroom, playroom and further study. The top floor could easily be used as a self contained flat with minor alterations.

Bosham village is centred around its historic church, sailing club, shopping arcade, restaurant and hotel. It is one of the areas coastal jewels. In addition there is a main line train station from the village with services to Portsmouth, Chichester and London Victoria as well as a regular bus service to Chichester approximately 3 ½ miles to the east. Goodwood and the South Downs National Park lie approximately 3 miles to the north with its world renowned horse racing course. The popular Festival of Speed and Revival meetings are held at the nearby Goodwood motor circuit. Fontwell Park with its point-to-point racing lies to the east and West Wittering beach is also nearby.

The property has been finished to an exceptionally high standard and features include:

- *British hand-crafted solid wood cabinetry including kitchen and dressing room and solid oak doors throughout.
- *Underfloor heating to ground and first floors
- *Cat 6 cabling to all rooms
- *Automatic entrance gate, alarm system and video camera security.
- *Mains operated smoke detectors

The property is approached via a brick paved parking and turning area to the front with parking for several cars leading to an integral double garage. The rear garden is laid to lawn with extensive patio backing onto open farmland to the Downs beyond. **N.B. The vendor is currently purchasing an additional 0.41 of an acre of the field to the rear which will increase the acreage to 0.8 of an acre.**

DIRECTIONS:

From Chichester proceed west on the A259 towards Bosham and Emsworth. Follow the road for approximately two and a half miles passing through Fishbourne Village. On reaching the Bosham roundabout turn left into Delling Lane. At the end of the lane turn right by The Berkley Arms public house into Bosham Lane and after approximately a 1/4 of a mile the driveway to Downs View will be found on the right hand side of the road.

PRICE GUIDE: £2,500,000 FREEHOLD



Please Note: Neither the heating system nor the services have been checked by the Agents.