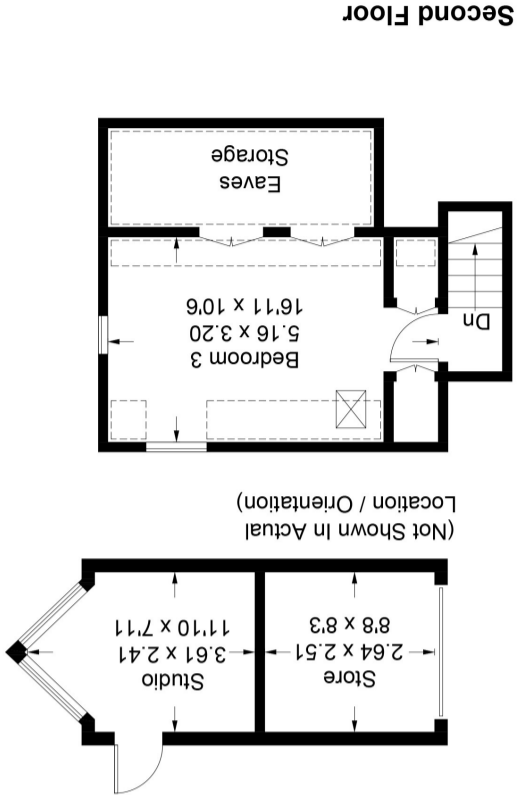
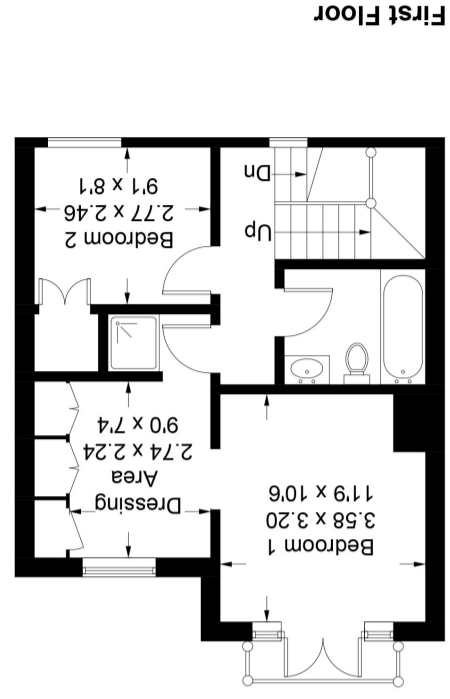
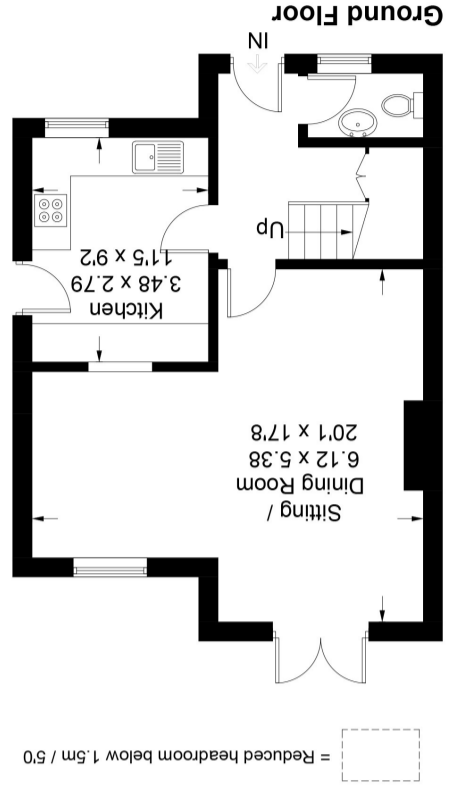
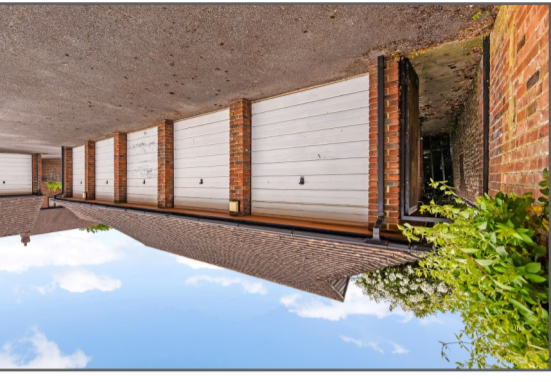


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
 Created by Enzo Marketing 2022. (ID866837)



Knot Cottage, Walton Lane, PO18 8QF
 Approximate Gross Internal Area = 115.2 sq m / 1240 sq ft
 Outbuilding = 14.4 sq m / 155 sq ft
 Total = 129.6 sq m / 1395 sq ft
 Produced for Stride & Son Estate Agent.



STRIDE & SON

Southdown House, St. John's Street, Chichester, PO19 1XQ
 Tel: 01243 782626 Fax: 01243 786713
www.strideandson.co.uk properties@strideandson.co.uk



Bosham

Knot Cottage, Walton Lane, Bosham PO18 8QF

Situated in the heart of this popular harbour village, a tastefully converted **semi-detached cottage**. The property, which is of brick elevations under a clay tiled roof, has an excellent loft conversion and the accommodation includes a spacious master bedroom with dressing room and shower ensuite, well appointed kitchen and family bathroom and an imaginatively converted garage providing a studio/office and store **N.B.** This can easily be reconverted to a garage if desired.

Knot Cottage is within easy walking distance of Bosham's historic high street providing a selection of local shops complete with ancient Saxon church, Quay Meadow and Bosham Sailing Club. To the north there is a post office/farm shop and railway halt providing services to London Victoria via Chichester or London Waterloo via Havant. The main centre at Chichester lies some 6 miles to the east and provides a comprehensive range of facilities including pubs, restaurants, sports centre and a cinema complex.

The accommodation, which has sealed unit double glazing and gas fired central heating, is arranged as follows:

Panelled front door to:

HALL: Radiator. Understairs store cupboard.

CLOAKROOM: Low level WC. Vanity unit. Radiator.

LIVING ROOM: (L-shaped). Fireplace with inset wood burner and slate hearth. Oak effect laminate flooring. TV aerial and telephone points. Two radiators. Double glazed patio doors to terrace and **south facing garden**. Archway to:

KITCHEN: Range of fitted base and wall cupboards. Inset stainless steel sink. Electric oven. Gas hob with stainless steel cooker hood over. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Double radiator. Worcester gas boiler for domestic hot water and central heating. Half-glazed door to side entrance and garden.

Stairs to:

1st FLOOR LANDING: Radiator. Doors to:

BEDROOM 1: Radiator. Double glazed patio doors to small south facing balcony. Archway to: **DRESSING ROOM:** 7'4 x 9'. Range of double and single wardrobes. Double airing cupboard with lagged copper cylinder (immersion) and cupboards over. **ENSUITE:** Fully tiled shower cubicle with folding glazed screen and thermostat control. Extractor fan.

BEDROOM 2: Double wardrobe with cupboard over. Radiator.

BATHROOM: Panelled bath with tiled surround and electric shower over, extractor fan and glazed screen. Low level WC. Vanity unit with cupboards and shelving below, mirror and shaver point over. Heated ladder rack towel rail.

From the landing, stairs to 2nd floor landing:

ATTIC BEDROOM 3: Two eaves store cupboards. Double radiator. Polished oak flooring. Double shelved store cupboard. Recessed bookcase. Double aspect windows south and west.

SERVICES: All main. EPC Rating D.

EXTERIOR: To the front of the property is a small paved garden area with gate giving side access (with outside gas and electric meter cupboards) to a charming landscaped patio garden with ornamental fish pond, raised flowerbeds, creeper clad pergola, specimen trees and shrubs. Outside water tap. The garden has a southerly aspect and is bounded by hedging and walls. To the rear of the garden is a detached studio 12' max x 8' with double glazed picture windows overlooking the courtyard, electric light and power, telephone point and electric heater. Beyond the studio is a useful storeroom 8'6 x 8'2 with metal up and over door, loft storage space, electric light and power. **N.B.** The studio and store could easily be reconverted into a garage if desired. There is on-street parking in both Taylors Lane and Walton Lane.

PRICE GUIDE: £525,000 FREEHOLD

DIRECTIONS: From Chichester proceed west on A259 Chichester to Emsworth road. Follow the road for approximately 2 ½ miles and on reaching the Bosham roundabout take the first exit into Delling Lane. At the end of the road turn left and Knot Cottage will be found on the right-hand side of the road level with the layby.

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

