



Strange Hall South

WALTON LANE | BOSHAM | WEST SUSSEX | PO18 8QB

Wilson | Hill

Entrance Hall | Drawing Room | Dining Hall | Study | Kitchen/Breakfast Room | Orangery | Utility Room | Shower Room | Bedroom 1 with En Suite Cloakroom | 2 Further Bedrooms
Bathroom | Parking | Detached Garage | Summerhouse | Potting Shed | Workshop | Gardens of about 0.25 Acres (0.101 ha)
Mileages: Bosham Quay 1 mile, Petersfield 18 miles, Chichester 4.5 miles, Portsmouth 12.6 miles, Southampton 28.4 miles, Winchester 30.6 miles, London 75 miles.
Bosham main line station 0.6 miles



| The Property

Strange Hall South is an attractive, Grade II listed period house with origins believed to date back to the Tudor period, offering mellow brick facing elevations beneath a pitched tiled roof. Having been separated from being one house originally, the property has been the subject of much adaptation and enlargement over the years and offers comfortable, well proportioned and flexible accommodation throughout with abundant character features including exposed timbers, open fireplaces,

tiled flooring and attractive Gothic style casement windows. Arranged over two floors, the house offers three good sized bedrooms and two bathrooms on the first floor, and on the ground floor, an impressive, spacious dining hall, a delightful and cosy drawing room, generous L-shaped kitchen/breakfast room with Aga, utility room, study with shower room off and an orangery leading off the drawing room with access to the garden.



| Location

The property enjoys a lovely, semi rural location on the edge of the very popular sailing village of Bosham. Bosham is a much desired location principally because of its coastal location boasting the picturesque harbour. The village itself offers a primary school, two public houses, the Millstream Hotel/restaurant and a collection of small independent shops. Bosham also offers a sailing club with additional sailing facilities located locally at Chichester Marina, Birdham Pool, Dell Quay and Itchenor. The city of Chichester is approximately 4.5 miles distant, which in turn offers a comprehensive range of shopping, educational and recreational facilities including Chichester Festival Theatre and Goodwood. There are a good number of footpaths and bridleways in the surrounding area as well as lovely coastal walks and beaches at The Witterings.

| Outside

Approached through a pair of wooden five bar gates which lead to a shingled drive with parking for several vehicles and access to the detached garage.



To the front of the house is an impressive, covered entrance with oak supports and a tiled roof over providing shelter and access to the front door. The gardens are principally to the front of the property, mostly laid to lawn housing an ornamental pond and raised patio area, offering privacy and enjoying a sunny aspect with a summerhouse and large workshop. A side gate leads to a privately enclosed walled garden, ideally suited for outdoor dining and entertaining with easy access to the orangery and a further wrought iron gate set within an attractive wall opens to another private walled garden providing access to a potting shed and study. In all the gardens and grounds extend to approximately 0.25 acres (0.101 ha).



Approximate Area = 244.5 sq m / 2632 sq ft
 Outbuildings = 43.4 sq m / 467 sq ft (Including Garage / Excluding Potting Shed)
 Total = 287.9 sq m / 3099 sq ft
 Including Limited Use Area (1.0 sq m / 11 sq ft)



Directions to PO18 8QB

From Petersfield, proceed south via the B2146 towards South Harting, at the T junction turn right passing through the village and turning left beyond the church onto the B2141 signposted towards Chichester. Continue to the end of the B2141 turning right onto the A286 and passing through Lavant continuing on the road into Chichester with the Chichester Festival Theatre on your left. At the main roundabout, take the third exit (A286) and continue to the next roundabout taking the third exit (A286). At the next roundabout take the second main exit (A259) passing Waitrose on the left hand side and continue to the A27. Take the second exit off the roundabout signposted to Bosham (A259 Fishbourne Road West) and continue along the road for approximately 2 miles passing Hillier Garden Centre, turning left into Walton Lane. Continue along Walton Lane for approximately 0.4 miles and at the right hand bend, continue straight on through some white gates signed Rectory Farm where the entrance to the property is the second drive on the left hand side.



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 298035



Services: Mains gas, water, electricity.

Local Authority: Chichester District Council
www.chichester.gov.uk 01243 785166

Council Tax: Band G.

EPC: Not required as Grade II listed.

Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Details and photographs dated May 2022

Viewing strictly by appointment.

