



Hawthorn House, Sunnyway, Old Bosham, Chichester, PO18 8HQ

Guide Price
£2,000,000 Freehold

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STRIDE & SON

Established 1890

Ready for immediate occupation in the heart of Old Bosham, a detached 5 bedroom design-led new home set in a private, tree lined cul-de-sac.



5



3



2



EPC

82



2,952
sq. ft.

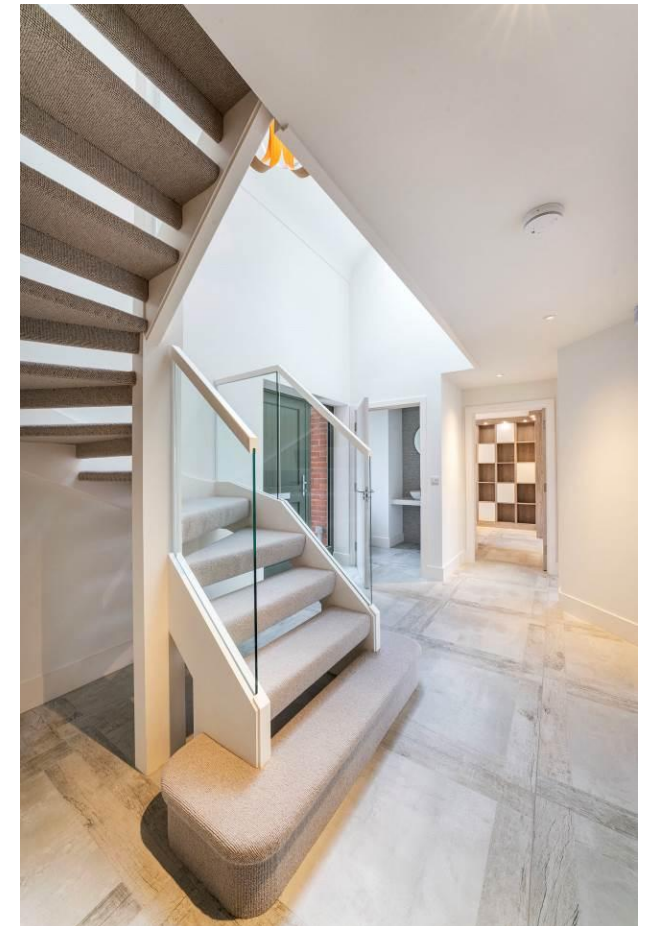
DESCRIPTION:

Nestled in the heart of the charming Old Bosham village, a much-loved harbour village, Hawthorn House offers a rare opportunity to acquire a five-bedroom detached design-led new home. Built on a plot that until purchased for redevelopment had been under the same family ownership for over 60 years. Set in a private, tree-lined cul-de-sac, just one road back from the waterfront, the property is accessed from a large driveway and boasts traditional features, such as clay-tiled roofs, Hampshire Downs brick, and bespoke Oak characteristics.

With rear pedestrian access through the adjacent boat yard into the core of the village, residents can enjoy easy access to the waterfront within minutes. Offering almost 3000 sq. ft of internal floorspace, the property boasts a classic contemporary shaker kitchen by Leicht, complete with Corestone surfaces and premium Bosch appliances. The open-plan room also features designated dining and entertaining spaces with a large roof light and access to the garden. A generous sitting room with a Morso wood-burning stove, a study, and a large utility and laundry room with direct access into the double garage with parking beyond complete the ground floor.

Upstairs, all five well-proportioned bedrooms offer delightful views, with two boasting ensuite facilities and the remaining three sharing an elegant family bathroom. Each of the bathrooms features Laufen sanitaryware and Hansgrohe taps & showers and has been designed by Coastal Bathrooms. The first-floor accommodation offers voluminous space with

ceiling heights reaching up to 2.7m in places. The carefully planned garden and gated forecourt feature an expanse of Egyptian sandstone patio that wraps almost entirely around the property, creating many opportunities for entertaining and dining outside. The garden has been landscaped with a carefully selected range of new shrubs, hedging, and trees to add interest and privacy. In addition, the completely paved forecourt provides ample parking and gives access to a large double garage with an electric door.





LOCATION:

Located in the highly sought-after heart of Old Bosham, the property is situated around the thriving sailing club, historic church, shopping arcade, restaurant, and hotel. The village's mainline train station offers services to Portsmouth, Chichester, and London Victoria. The beautiful cathedral city of Chichester, with its plethora of cultural activities, quirky shops, and restaurants, is only three miles to the east. The area also offers great sporting facilities, including polo and golf, as well as kitesurfing and surfing on East and West Wittering Beaches.

Renowned schools in the public and private sectors are within easy reach, including Prebendal. The South Downs National Park, located to the north of Chichester, provides miles of beautiful walks and rides. Goodwood, famous for its racecourse, golf courses, and airfield, hosts many events throughout the year, including the annual Festival of Speed and The Revival.

Additional Information:

- Rear pedestrian access through the boatyard is subject to a personal license from Chichester District Council, costing £65 per annum (with an initial setup fee of £85). A purchaser(s) would need to apply for this on completion.

- Private Road - Insurance and routine maintenance approx. £216 per annum

- Services: Mains electricity, water, and drainage | Local Authority: Chichester District Council | Council Tax Band- TBC Upon Completion

- Distances & Transport: Chichester: 4.6 miles | Goodwood: 7.9 miles | Chichester Marina: 5.8 miles | Gatwick Airport: 53 miles | Central London: 74 miles All distances are approximate.



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FLOORPLAN

Hawthorn House, Sunnyway Bosham



Ground Floor
Approximate Floor Area
1184.89 sq ft
(110.07 sq m)



First Floor
Approximate Floor Area
1315.34 sq ft
(122.19 sq m)

Approximate Gross Internal Area Main House = 232.26 sq m / 2500.02 sq ft (Garage = 43.09 sq m / 463.92 sq ft)
Illustration for identification purposes only, measurements are approximate, not to scale.

DIRECTIONS

From Chichester proceed west on the A259 following signs to Bosham and Emsworth. Proceed through Fishbourne and on reaching Bosham roundabout bear left into Delling Lane. Follow the road to the bottom and at the Berkley Arms pub turn right on to Bosham Lane. Take the 3rd road on the left into Sunnyway and the driveway leading to Hawthorn House will be found at the far end of the road.

What3words: biked.jetliner.amends

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		