



**Moonbeam,
Bosham Hoe,
Bosham,
PO18 8ET**

Guide Price:
£2,450,000 Freehold

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STRIDE & SON

Established 1890

A substantial well presented 5 bedroom, 5 bathroom, family home located on this exclusive private waterside estate.



5



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E



3,522
sq. ft.

DESCRIPTION:

Located in the heart of this exclusive private waterside estate, Moonbeam is a substantial and recently refurbished 5 bedroom light and bright family home. The Hoe estate extends to approximately 250 acres of private grounds and is owned and managed by its residents, and has protection from further new development lying within the Chichester Harbour area which has been designated an Area of Outstanding Natural Beauty. Moonbeam is within 100m of the harbour with easy access to moorings in the Itchenor Reach and Itchenor Sailing Club. Residents also have access to Lighters Field where dinghies, tenders and kayaks etc. can be stored during the summer months as well as use of a concrete hard and jetty.

An oak and glazed porch with skylight leads to a superb galleried entrance hall with WC, stairs to the first floor and access to the remainder all the ground floor accommodation.

Double doors lead into a spacious open plan kitchen living area with well equipped kitchen including an island worksurface with cupboards below, double Butler-style sink and an electric 'Total Control' Aga, with additional electric hob and two ovens. A useful pantry is located just off the kitchen and provides access to the garden via a stable door. The dining area, with reconditioned, original parquet flooring, has double doors leading to the patio and has a double sided log burner which is shared with the dual aspect living area which has double doors leading to the conservatory.

Also accessed from the entrance hall is a dual aspect playroom/reception room with parquet floor and double doors to the garden. Moving from the playroom (and externally from the driveway) is the boot-room, which is well equipped with coat hanging space and a door to the garage. The boot room

leads to the laundry which has range of cupboards one of which houses the boiler and hot water cylinder, space for washing machine, shelving and door to garden. Beyond the laundry is a shower room with WC, and a study with double aspect overlooking the garden.

From the entrance hall stairs lead to a galleried landing with doors to all rooms. The principal bedroom is located above the garage having a beautifully appointed ensuite bathroom with freestanding bath, double sinks and a separate WC. There is a vaulted ceiling with exposed oak ceiling beams, a good range of fitted wardrobes and glazed doors leading to a balcony overlooking the rear garden. There are four further bedrooms on the first floor (two with ensembles) and a spacious family bathroom.

The house is approached via a gravelled driveway with space to park several cars leading to a double garage with two wooden up and over doors, electric light and power. To the rear of the property is a large lawned garden with various mature shrubs and trees. There is paved patio area to the rear (leading from kitchen/breakfast room and the conservatory).





LOCATION:

Moonbeam is within a short 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.

Chichester, with its Festival Theatre and ancient cathedral, lies 4 miles to the east, offering a broad range of shopping and leisure opportunities, as well as galleries, a museum and restaurants. Leisure pursuits also include horseracing at Goodwood, which also hosts events for motoring enthusiasts as well as several golf courses. The beautiful beaches of West Wittering cater for swimming and wind/kitesurfing. Walking and horse riding can also be enjoyed on the many miles of footpaths and bridlepaths in the South Downs National Park.

Services: All main except gas.

Energy Rating: E

Council Tax Band: G

Local Authority: Chichester District Council

Estate charge: £650 per annum to include landscaping of the estate and maintenance of the private road.





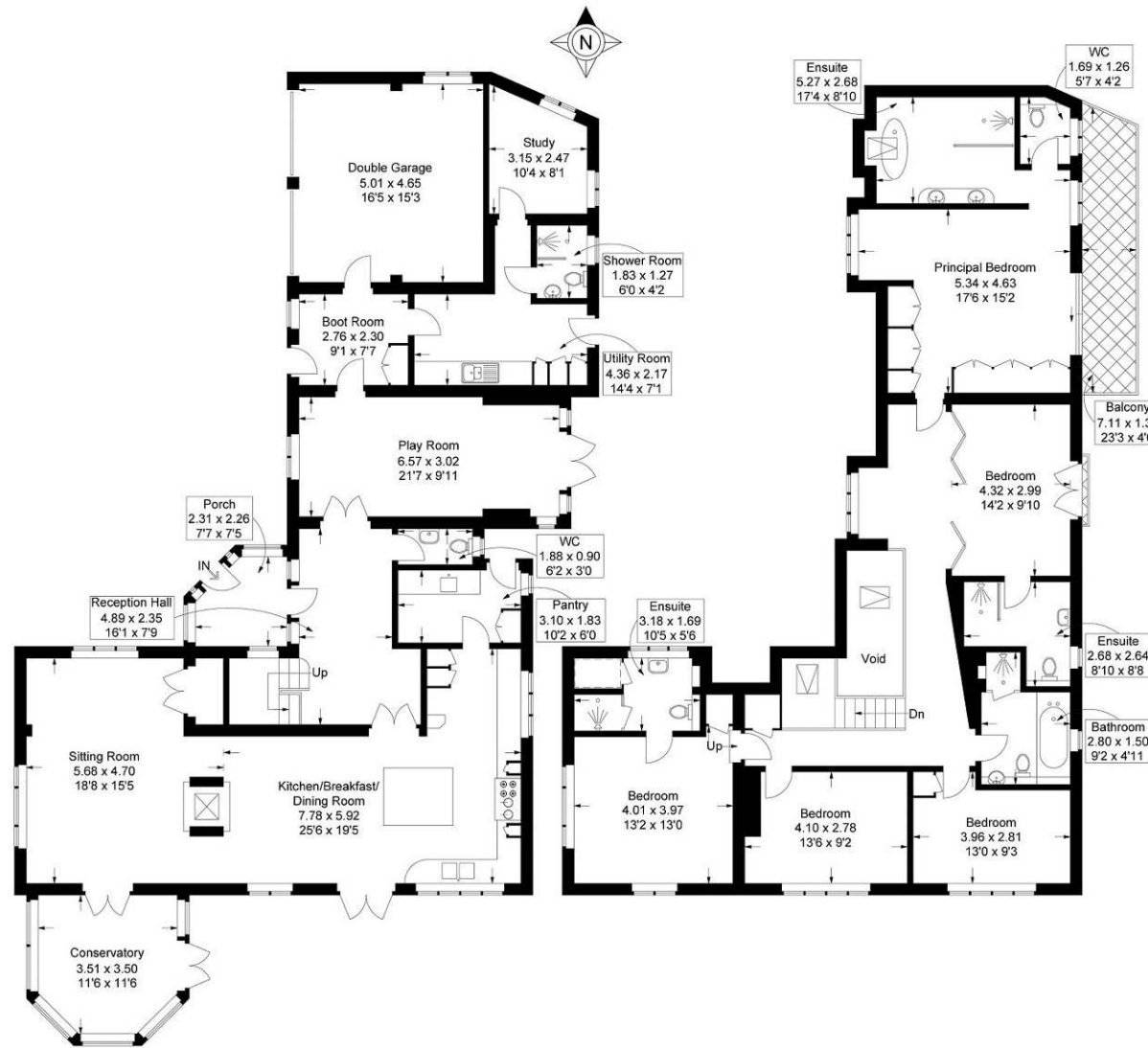
Moonbeam, Bosham Hoe, Bosham, Chichester, PO18 8ET



FLOORPLAN

Moonbeam, Bosham Hoe

Approximate Gross Internal Area = 326.4 sq m / 3514 sq ft
(Excluding Reduced Headroom / Eaves)
Reduced Headroom = 0.8 sq m / 8 sq ft
Total = 327.2 sq m / 3522 sq ft



Ground Floor

First Floor

= Reduced headroom below 1.5m / 5'0"
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

DIRECTIONS:

Leave Chichester exiting the Fishbourne roundabout on the A27 taking the A259 west towards Fishbourne and Bosham. Proceed through Fishbourne village and upon reaching Bosham roundabout turn left into Delling Lane. At the bottom of the road turn left onto Walton Lane and take the first right into Taylors Lane. Follow the road which then becomes Hoe Lane, and at the right hand bend continue straight ahead into the Hoe Estate where Moonbeam will be found after approximately 250 yards on the left hand side of the road.

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