



**Willow Tree,
Smugglers Lane,
Bosham,
PO18 8QW**

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STRIDE & SON

Established 1890

A contemporary style detached family house adjacent to the shores of Chichester Harbour with far reaching views to the South Downs.



5



3



2



G



EPC

TBC



3,697
sq. ft.

DESCRIPTION:

Located in one of Bosham's premiere addresses adjacent to the shores of Chichester Harbour, an attractive timber clad family home extending to some 3695 sq. ft. offering bright, spacious contemporary living accommodation with views to both the South Downs and the harbour.

A glazed entrance porch leads into the reception hall with coats storage area, store cupboard and cloakroom. The living room has a stylish log burner and glazed sliding doors leading to a patio area with harbour views beyond. The sitting room leads to both the dining area and kitchen. The dual aspect dining area has far reaching views across open farmland and to Kingley Vale National Nature Reserve with sliding doors to the terrace, vaulted ceiling and a spiral staircase leading to the galleried landing. The modern kitchen is well equipped with a range of two-tone base and wall cupboards, an electric AGA, separate induction hob and electric oven. The kitchen also has wonderful views to the South Downs.

Accessed from the kitchen is a utility room with doors to both the garden and to the garage. This room has a range of base and wall cupboards, Butler sink and space for washing machine and dryer along with both airing and utility cupboards. Finally, there is a good size wet room with heated towel rail.

On the ground floor and leading from the sitting room is a second dual aspect reception room/study with harbour views, access to the garden, and a desk area. This part of the house lends itself to fantastic guest accommodation as there is a large hallway area with storage, a shower room and 2 double bedrooms, both with wonderful views and the larger of the two having sliding doors leading to the garden.

From the reception hall the main staircase leads to a large studio, currently being used as office space, with a

wonderful, vaulted ceiling and several Velux windows. This room has lots of under eaves storage space.

The galleried landing has beautiful skylight windows framing the view to the Downs and provides access to the remainder of the first-floor accommodation. The master bedroom suite comprises a spacious bedroom with harbour glimpses and ample clothes storage space, a dressing area and an ensuite bathroom with bath, shower, bidet, WC and wash hand basin. The bath benefits from far reaching views to Kingley Vale. There are two further double bedrooms with harbour glimpses, both with a good range of clothes storage space. There is also a family bathroom having a bath with shower over, low level WC and a wash hand basin.

OUTSIDE:

Willow Tree is approached via a gravel driveway with parking and turning area for several cars leading to an integral double garage with electric up and over door, storage and door to utility room.

The property has a fabulous rear garden with far reaching views to the South Down National Park. There is a sunken walled patio area adjacent to the dining room with the remainder mostly being laid to lawn with a number of raised beds and mature trees. To the front, there is a further lawned garden with mature trees and hedging giving a good degree of privacy to the paved patio area which leads from the sitting room, and benefits from glimpses of the harbour.

Services: All main except gas (oil fired central heating)

Local Authority: Chichester District Council

Council Tax Band: Band G

EPC Rating: TBC



LOCATION:

Willow Tree is located on tree lined Smugglers Lane adjacent to the shores of Chichester Harbour and 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.





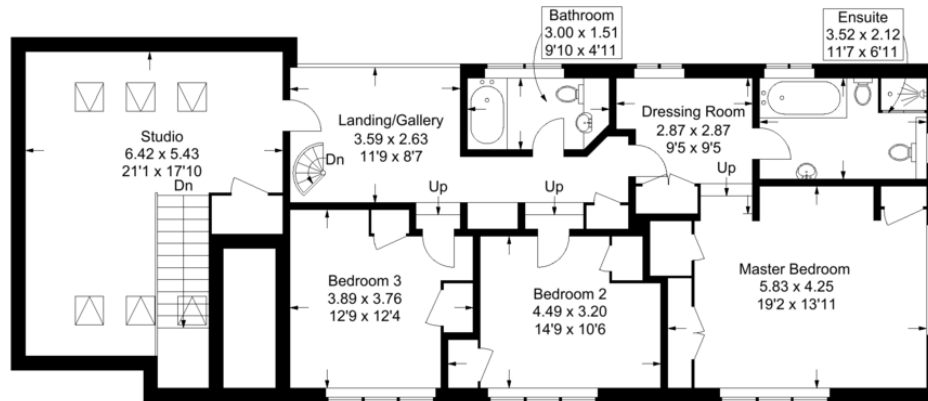
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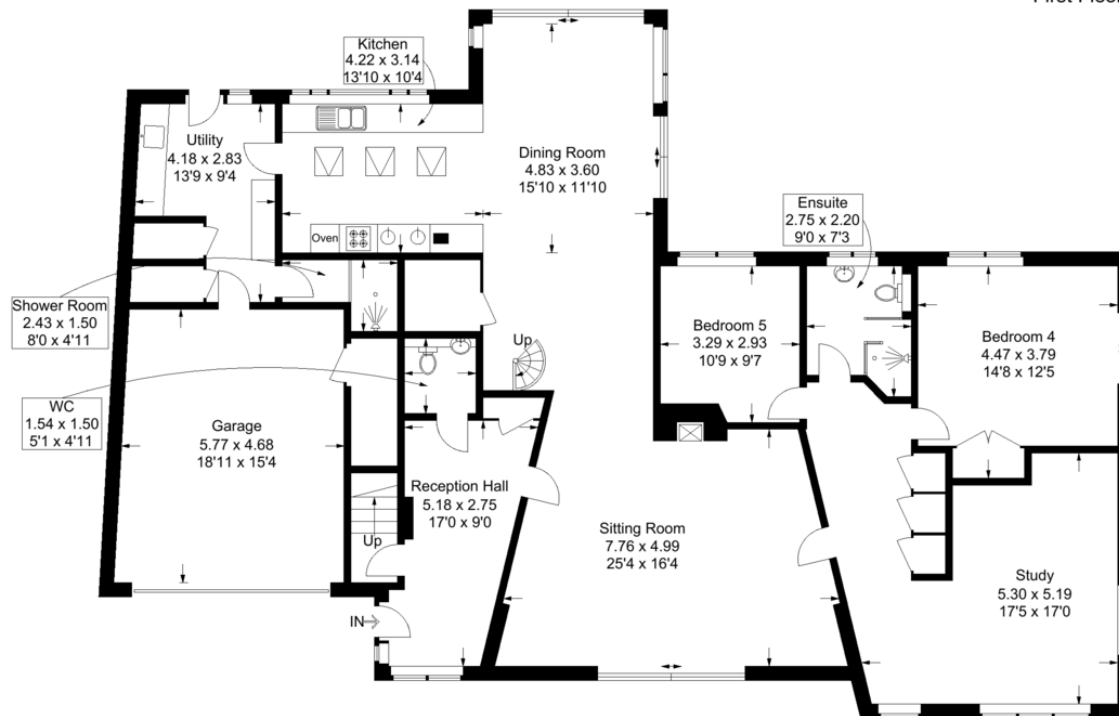
FLOORPLAN

Willow Tree, Bosham

Approximate Gross Internal Area = 343.5 sq m / 3697 sq ft



First Floor



Ground Floor

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

From Chichester proceed west on the A259. Follow the road through Fishbourne village and on for a further 1 1/2 miles. Turn left at the Bosham roundabout into Delling Lane. Follow the road to the T junction by The Berkeley Arms pub and turn left taking the next turning right into Taylors Lane. Follow the road for some 1 1/2 miles and bear right onto Smugglers Lane and Willow Tree will be found after approximately 1/3 of a mile on the right.

CONTACT

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