





Waters Edge, Cutmill

A fine detached Edwardian family house with sea views and a contemporary twist



- ▶ A substantial detached family home
- ▶ Two further reception rooms
- ▶ En-suite principal bedroom
- ▶ Double barn and ample parking
- ▶ Large 0.61 acre garden
- ▶ Superb triple aspect oak framed family room
- ▶ Detached home office/studio

Standing in mature gardens extending to approximately 0.61 acre, with uninterrupted views across the Bosham Channel from the first floor, this fine Edwardian detached house has to be viewed to be fully appreciated.

Since purchasing the property, approximately 20 years ago, the present owners have sympathetically updated the property and given it a stylish contemporary twist with the addition of a vaulted family room overlooking the garden. This impressive home offers light, spacious accommodation and includes a formal sitting room with a wood burner and classic kitchen/ breakfast room with granite worktops and a solid oak breakfast bar. There is a second sitting room/ snug which is open plan to the fabulous oak framed triple aspect family room. The family room has a vaulted ceiling and bi-folding doors on three sides, seamlessly blending the living accommodation and garden. It also has integrated underfloor heating and a biomass pellet burner in one corner. A cloakroom, large utility room and workshop complete the ground floor.

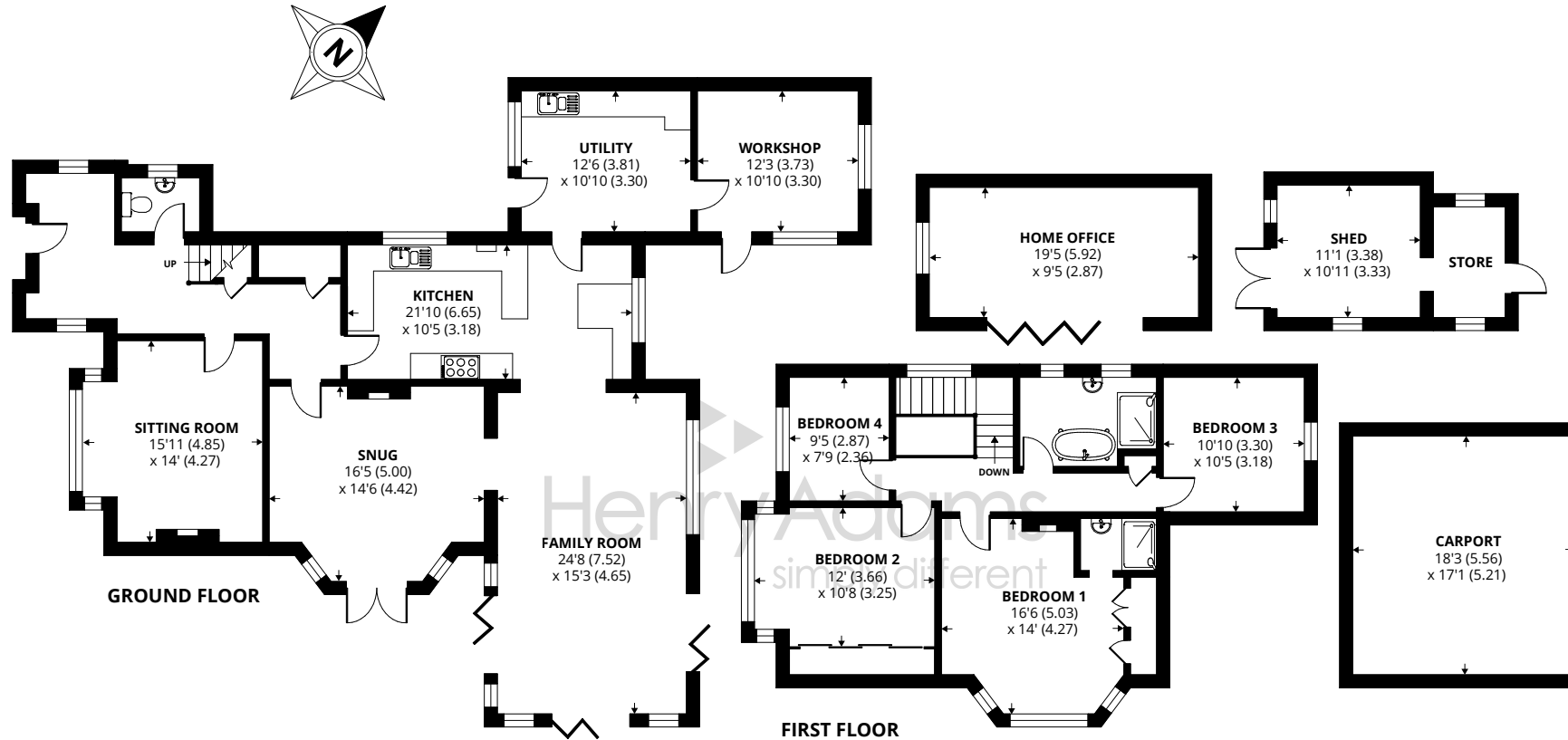
Upstairs, three of the four bedrooms have far reaching views across the water to Bosham, one being the principal bedroom which has an en-suite shower room. The large family bathroom has a free standing bath and a walk-in shower.

Chichester District Council - 24/25 Tax Band G £3,687.22









Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Outside

Outside the property is approached via a long gravel driveway leading to a double car barn and additional parking space at the rear of the house. The mature garden includes an alfresco eating area with a pizza oven next to a detached home office/studio with bi-folding doors, making an ideal area for entertaining.

Location

Located within easy reach of local shops and Bosham's mainline station providing service into Chichester, along the South Coast and to London Waterloo/London Victoria. The ancient and picturesque village of Old Bosham, a wonderful sailing centre with a thriving sailing club, is situated on an inlet of Chichester Harbour, an Area of Outstanding Natural Beauty. Old Bosham is steeped in history with a Saxon Church which is featured in the Bayeux Tapestry. The village has a primary school, three public houses, a popular hotel/restaurant, tea rooms, arts and crafts centre and a large local farm shop with post office and medical centre. Chichester along with its excellent high street shopping has many cultural interests including the award winning Pallant House Gallery and the internationally acclaimed Festival Theatre. Nearby are Goodwood and Fontwell racecourses, with polo at Cowdray Park, golf at Hunston and Goodwood, plus walking, cycling and horse riding around the network of footpaths and cycle routes around the harbour and to the north in the South Downs.

Directions

From Chichester take the A259 west towards Bosham. At the White Swan roundabout, take the second exit and continue for about 0.7 miles then turn right into Newells Lane. After a short distance turn first left and proceed to the end where Waters Edge is the last property - <https://w3w.co/overdrive.hiker.diamond>

