



## 2 Bowley Cottages, Bowley Lane, South Mundham, PO20 1NB

Guide Price £695,000



## 2 Bowley Cottages, South Mundham

Delightful semi-detached family house situated in a quiet rural lane.

- Quiet rural location
- Semi-detached house
- Dual aspect sitting/dining room
- Four bedrooms
- En-suite shower and family bathroom
- Countryside views
- Gravelled driveway providing ample parking
- West facing gardens

Set in a desirable rural location near Chichester and within easy reach of local farm shops, this characterful four-bedroom home offers an ideal blend of period charm and contemporary living.

Light-filled and thoughtfully designed throughout, the ground floor begins with a welcoming entrance hallway leading to a front-facing drawing room with a feature fireplace. To the rear, a spacious dual-aspect sitting and dining room opens onto the garden through bi-folding doors, creating a seamless indoor-outdoor flow. The traditional farmhouse-style kitchen is the heart of the home, a sociable space with wooden cabinetry, a stainless-steel feature island, an adjoining utility and a separate boot room. A downstairs WC completes the ground floor accommodation.







Upstairs, four generously sized bedrooms enjoy elevated views across the surrounding countryside. The principal bedroom benefits from a stylish en-suite shower room, while the luxurious family bathroom features a contemporary suite with a separate shower cubicle, offering both comfort and practicality for modern family life.

Outside, the property is set back from the lane behind mature evergreen hedging, with a gravelled driveway providing ample parking. To the rear, the landscaped garden offers a mix of lawn and raised decking areas ideal for entertaining or relaxing.

A versatile outbuilding offers further potential, perfect as a workshop, home office, or studio space, completing this charming and well-appointed countryside home.





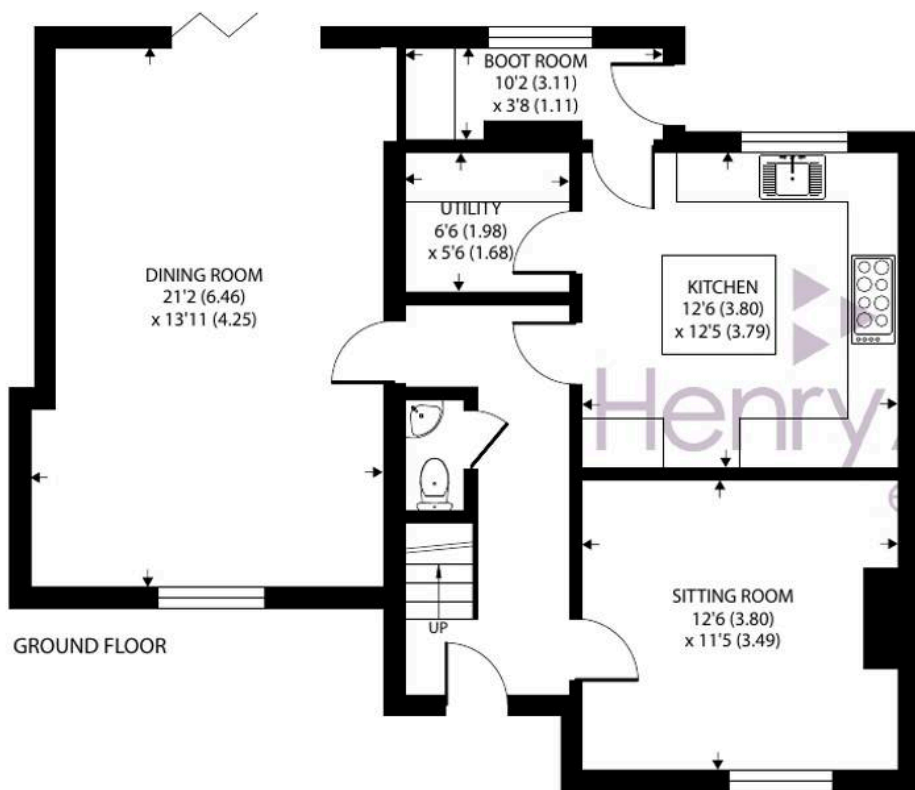








Denotes restricted  
head height



Approximate Area = 1518 sq ft / 141 sq m  
Limited Use Area(s) = 21 sq ft / 1.9 sq m  
Outbuilding = 129 sq ft / 11.9 sq m  
Total = 1668 sq ft / 154.8 sq m

For identification only - Not to scale





**Location** - The hamlet of South Mundham is approximately four miles south east of Chichester. Nearby Runcton, offers a public house/restaurant and a farm shop on the Lagness/Pagham road. In the nearby village of North Mundham there is a popular primary school. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, Festival Theatre and a mainline station to London Victoria. Goodwood is located to the north and is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are excellent sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

**Directions** - Proceed south down Vinnetrov Road and at the roundabout proceed straight over into Mill Lane. Follow the road south into Runcton Lane. Continue along this road taking the first turning left into Bowley Lane (signposted Bowley Banwell). Continue south and take the next turning on the left into Bowley Lane (no through road). No 2 Bowley Cottages in on the right before the private lane to Bowley Farm  
what3words - scanning.snaps.parsnips

Chichester District Council - 25/26 Tax Band D £2,347.16 EPC-F







## Henry Adams - Chichester

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