



September House

Taylors Lane, Bosham, Chichester, West Sussex PO18 8QQ

Michael
Cornish

PROPERTY SALES & ACQUISITIONS



September House





Property Features

Detached House
4 Double Bedrooms
2 ensuite Shower Rooms
Family Bathroom
3 Receptions
Kitchen/Breakfast Room
Large Utility Room
Reception Hall, Cloak Room

Outside

Double Garage, Driveway and
parking for several vehicles
Beautifully designed
landscaped Garden (Westerly aspect)
Gardens & Grounds in all, about 0.23 acres

Spectacular scenery and wonderful
harbour walks about 250 yards

September House

Taylors Lane, Bosham, Chichester

A superbly presented, well appointed detached house with particularly spacious accommodation, ideal for a family or potential to generate additional income and well located opposite open countryside yet only about 250 yards from the harbour. Beautifully landscaped secluded gardens and grounds with a westerly rear aspect, in all, set in about 0.23 acres.



Chichester Harbour incredible sunsets

THE PROPERTY

September House is a superbly presented and particularly spacious, individually designed detached house with a well proportioned ratio of ground floor to first floor accommodation. A good number of the rooms have a double aspect, some of which have far reaching views of the nearby open countryside at the front of the house and views over the beautifully landscaped rear garden.

Upon entering the house there is an enclosed entrance lobby with doors leading in to a large welcoming Reception Hall immediately creating a comfortable ambience with doors leading and opening into all three reception rooms which is ideal for entertaining.

The Kitchen/Breakfast Room features a central island breakfast bar work top area with drawers and storage space below. It is well appointed with an excellent range of wall and base cupboards, an expanse of worktops with a gas fired range, hob and extractor. Double doors open out to the "sun trap" paved stone slab terrace which is a particularly well screened sheltered area of the garden.

A further noteworthy feature of the accommodation is the spacious double aspect Sitting Room with a wide "sun trap" bay window and an attractive fireplace. There are two sets of double doors leading out to the delightful paved stone slab sun terrace and west facing rear garden.





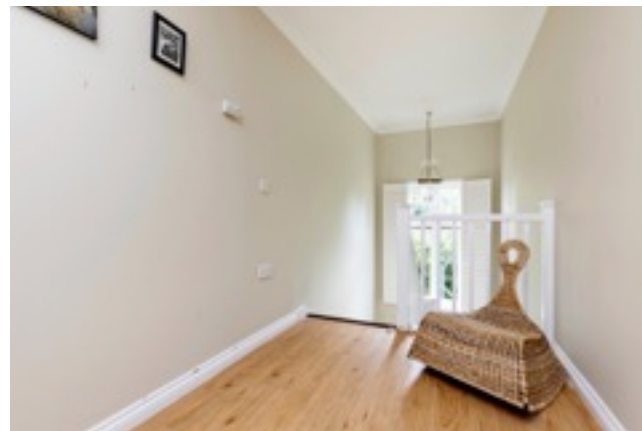
Throughout the property there is an excellent degree of natural light and feeling of space. The Reception Hall has a wide staircase leading up to a light and airy spacious landing and Four Double Bedrooms, two of which have ensuite Shower Rooms and there is a Family Bathroom. The two front bedrooms have far reaching views over the open countryside opposite with a glimpse of Chichester Cathedral spire in the distance. The Principal Bedroom has a large ensuite Shower Room and is situated at the rear of the house overlooking the beautifully landscaped rear garden.

BOSHAM

September House is situated in an excellent position opposite open countryside and only about 250 yards from the harbour which is within easy walking distance and leads to the thriving Bosham Sailing Club further along the shore in the village. There are many moorings located in the harbour and the availability is subject to an application via Chichester Harbour Conservancy www.conservancy.co.uk. Bosham railway station is about a mile and connects (to London Victoria or via Havant to London Waterloo). Bosham is a highly regarded Sailing village steeped in history, for centuries, Bosham was a fishing village, famous for its oysters and sea trade from the Roman era.



Bosham is mentioned by name in the Bayeux Tapestry, referring to the 1064 meeting of Harold and Edward the Confessor on route to meet William of Normandy to discuss who would succeed Edward to the throne. There are two Churches in Bosham; Our Lady of the Assumption Catholic Church and Holy Trinity Church which is a Grade I listed Anglican church dating from Saxon times with a fascinating history. There is an excellent sense of community and amenities include; a Primary School, the Medical centre, General stores and Post Office, a variety of independent shops, three public houses and The Millstream Hotel/ Restaurant.



LOCATION

Bosham is located just over a mile from Fishbourne village which is en-route to Chichester City. The leisure facilities at the Fishbourne Club & Playing fields include; Tennis, Bowls, Football, Croquet and Cricket. Restaurants/pubs are located in nearby villages of East Ashling, Funtingdon (with Farm shop). Bosham Dental centre is also located in Fishbourne village. The Kennels, Goodwood Members Club - Restaurant/Golf club and Goodwood Hotel are about 10 miles. Chichester mainline rail station links to London Victoria approx. (95mins) and via Havant to London/Waterloo approx. (95mins).



The A3 (M) motorway is about 12 miles west, connecting to the M25 Junction 10 and central London/Westminster about (72 miles) and Airports at Heathrow (61 miles), alternatively Gatwick via A27/A24 (45 miles). Southampton International Airport (33 miles) and Portsmouth (19 miles) and both Cities provide ferry services to the Isle of Wight, Channel Isles and Northern Europe.



GARDENS & GROUNDS

September House is located on a corner plot and approached from Taylors Lane, just before the turning into Harbour Way. The neat sweeping granite setts driveway provides ample parking space for a number of vehicles and leads to a superb Detached double garage, equipped with an (Electric Charging point for hybrid/electric vehicles). The house is set in a slightly elevated position taking advantage of the view countryside views on the opposite of the road. The front garden and driveway is flanked by a neat lawn and flower beds, leading up to a lovely paved stone slab terraced area with and oak pilloried entrance porch under a pitched roof creating a welcoming atmosphere upon entering the house.



There are separate side entrances either side of the house leading to the delightful rear garden which is a masterpiece of design, planted and divided into three areas. From the house, a number of doors lead out from the Sitting Room and the Kitchen/Breakfast Room on to the "sun trap" paved stone slab terrace surrounded and sheltered by a variety of hedges and shrubs leading through an archway to a secluded tranquil middle garden with a slightly sunken timber decked area with up-lighting flanked by beautifully trimmed rounded box hedges providing an excellent degree of privacy. Beyond this area of the garden there is a neat level lawned area all of which takes full advantage of the afternoon sun with a westerly rear aspect, in all, the house, gardens and grounds are set in about 0.23 acres.





Spectacular view opposite September House of open Countryside and Chichester Cathedral Spire

COASTAL & COUNTRY PURSUITS

Chichester is reputed for its exceptional sailing facilities and country pursuits. Among the many attractions in the area are the Goodwood Festival of Speed and Goodwood Revival annual international motoring events and regular Horse Racing events at Goodwood and Footwell, and Polo at Cowdray Park. There are excellent golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside are designated Areas of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways. There are pebble/sandy beaches at East Wittering and Bracklesham Bay and at West Wittering there are miles of sandy beach which has been awarded the 'Blue Flag' international status for excellence. There are beaches at Selsey and the RSPB nature reserved at Pagham Harbour. Chichester has about 17 miles of harbour channels leading out to The Solent, about 3,750 moorings and there are about 12,000 registered vessels, and about 2,000 berths with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), Thornham Marina, Sparkes Marina and Northey Marina at Hayling Island and there are 14 Sailing Clubs locally. Further attractions include; Tangmere Military Aviation Museum, The Weald & Downland Open Air Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Wetland Centre Wildfowl nature reserve, Fishbourne Roman Palace, Stansted Park House & Grounds, Petworth House, Cass Sculpture Foundation Goodwood and Goodwood House.



Bosham opposite Dell Quay - Chichester Cathedral and The South Downs

CHICHESTER

This wonderful City founded by the Romans during the first century AD and the surrounding areas are steeped in history, with a number of fascinating archaeological remains from the Roman Conquest such as the existing remains of the tall defence Walls which now provide a walk round the City. Much of the City shopping centre is accessed through level pedestrianised areas leading to the well preserved and beautiful ancient Chichester Cathedral founded during 1075. The elaborate octangular Market Cross stands today at the centre of Chichester and is believed to have been built in 1501 and subsequently repaired at the expense of Charles Lennox, 2nd Duke of Richmond in 1746. Much of the City centre was built during the Georgian and Victorian periods and one of the most imposing buildings in the City today is the Georgian (former) Corn Exchange built in 1833 located in East Street. The City has beautifully kept parks and a canal 'The Ship Canal' from the City Basin south for about 2 miles, navigable by canoe and rowing boats to Donnington and a further 2 miles of walks beside the canal continue to Birdham, Chichester Marina. About a mile from the City centre there is the Nuffield Hospital (private patients) and NHS St Richard's Hospital. There are a variety of amenities including; public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club, rugby football club. Other attractions include; the award winning Pallant House Gallery and Internationally renowned Chichester Festival Theatre. There are a good number of schools locally and accessible from Chichester including; Bishop Luffa, Oakwood, Prebendal, Westbourne House, Great Ballard, Slindon Collage, Portsmouth Grammar school.

September House, Taylors Lane, Bosham

Approximate Gross Internal Area

254.6 sq m / 2740 sq ft

Garage = 28.6 sq m / 308 sq ft

Total = 283.2 sq m / 3048 sq ft



Ground Floor



First 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. (ID483193)



DIRECTIONS

Travelling from Chichester on the A27 at the roundabout take the exit sign posted Bosham (A259) continue for about 2.5 miles and turn left into Walton Lane. Continue for about half a mile and at the bend bear right and after a few hundred yards turn left into Taylors Lane continue for a few hundred yards and on the right hand corner of the private road Harbour Way just before the turning the entrance will be found on the right hand side, leading from Taylors Lane in to the driveway of September House.

SERVICES

Mains electricity and water. gas fired boiler, mains drainage.

LOCAL AUTHORITY

Chichester District Council: 01243 785166

Council Tax Band: G

EPC Rating: D

Brochure: October 2018

Viewings by Appointment

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Goodwood Racecourse



Bosham Harbour



West Wittering

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