

Trinity House

3 St. Benedicts, Bosham Lane, Bosham, Chichester, West Sussex PO18 8HG

Michael Cornish
PROPERTY SALES & ACQUISITIONS


TRINITY HOUSE



Bosham Harbour & Sailing club

Trinity House

Bosham Lane, Bosham, Chichester, West Sussex

A spectacular individually designed detached house with contemporary wow factor features and versatile accommodation, 5 double bedrooms, 4 bathrooms, 2 receptions, stunning kitchen/breakfast room, double garage, set in lovely landscaped gardens and grounds with a south westerly rear aspect, located in the heart of Bosham sailing village.



Amazing Sailing from Bosham near The South Downs

THE PROPERTY

Principal Bedroom with tall vaulted ceiling
and superb large en-suite bathroom
Further 3 Double Bedrooms (one en-suite shower room)
Family Bathroom, Spacious Landing
Reception Hall, Cloakroom
Double Bedroom 5 with en-suite shower room
Stunning Kitchen/Breakfast room with integrated ceiling Bose sound system,
Utility/Laundry room
Dining room open plan to
Impressive Sitting room with wood burning stove
Underfloor heating to ground and first floors
Alarm & Hikvision CCTV System

OUTSIDE

Wide frontage with parking area for vehicles
in front of a double width Garage
Gate to rear garden with space for small boat/dinghy
Beautifully kept secluded rear garden and wildlife pond
with a south westerly rear aspect

Walking distance to the Harbour and Bosham Sailing club

THE PROPERTY

Trinity House is a superbly well appointed individually designed detached house built to a high specification about nine years ago, with substantial and versatile accommodation, which has a bright and airy atmosphere throughout with plenty of natural light. The contemporary design and styling combined with standout features give this home a true feeling of quality luxury living. Upon entering the house, there is a spectacular reception hall leading through to the stunning kitchen/breakfast room with a comprehensive range of units and worktops, integrated appliances, two ovens, hob and a superb large island/breakfast bar with twin wine coolers, an integrated sound system in the ceiling and full width bi-folding doors opening out onto the sun terrace and southwest facing garden. The kitchen is open plan to the large dining room area with bi-folding doors opening out onto the sun terrace and rear garden and this room is open plan to an impressive L-shaped sitting room featuring a wood burning stove. From the reception hall, doors lead to a cloakroom/wc and another door leads into the double bedroom 5 and en-suite shower room.

From the reception hall the staircase rises to a spacious landing with doors leading to the spectacular principal bedroom featuring a tall vaulted ceiling with an outstanding full height window and a superb large en-suite bathroom, featuring a stylish double ended freestanding bath and a separate shower/steam room. The second double bedroom has en suite shower room and there are two further double bedrooms, both with built-in wardrobes. The family bathroom has a bath and separate shower.

The current owner obtained planning consent for a large extension above the double garage in 2021 (to provide a further first floor level double bedroom 6 with an en-suite bathroom accessed from the main house landing and also including a separate staircase leading down to the side entrance for independent access), permission would need to be reapplied for in future, see Chichester District Council previous planning Permit Application No: BO/21/01995/DOM

Enchanting rear garden overlooking a wildlife pond with a south westerly rear aspect










KEEP
CALM
AND
CARRY
ON







BOSHAM SAILING VILLAGE

Bosham village has thriving Bosham Sailing Club and there are many moorings located in the harbour, availability is subject to an application via Chichester Harbour Conservancy www.conservancy.co.uk. 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 the Saxon era. 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/ Sea School Restaurant & Warwick's Brasserie. Bosham railway station is about a mile and connects (to London Victoria or via Havant to London Waterloo). 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 3 miles north east of Chichester city. Just over a mile to the south Bosham Hoe is a peninsular formed by Furze Creek, purchased in 1920 by Lady Allen, who spent her life selling freehold housing plots to her friends, no dwellings changed hands for the next few decades, and opportunities are still rare. Lady Allen passed the ownership over to the 57 residents in 1957 as common amenity land, the share being held by the property. This is some 250 acres of private amenity giving enjoyment of Harbourside stunning woods, open fields and tranquillity when walking or cycling. Two hards and a jetty give unique harbour access, for boating and especially families bringing up children to a 'Swallows & Amazons' privileged childhood development outdoor lifestyle. Once afloat on the harbour, moorings, sailing clubs, waterside venues or venturing out to the Isle of Wight & Solent, the lifestyle is truly amazing.









CHICHESTER

Bosham is about 4 miles west of the city of Chichester, which has a fascinating history with remains from the Roman Conquest, including the defence walls providing a walk round the city. Much of the city centre is accessed through level pedestrianised areas leading to the ancient Chichester Cathedral founded during 1075. There is a Nuffield Hospital (private patients) and NHS St Richard's Hospital. Further amenities include: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, Chichester Racquets tennis/squash club and Chichester rugby club. Other attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. There are a number of schools locally and accessible from Chichester including: Chichester University, The Portsmouth Grammar, Bishop Luffa, The Prebendal school, Oakwood, Slindon College, Great Ballard, Dorset House, Seaford College and Westbourne House.

COASTAL & COUNTRY PURSUITS

Chichester is renowned for its sailing amenities, country pursuits and attractions: the Goodwood Festival of Speed, Goodwood Revival motoring events, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. Golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside is an Area of Outstanding Natural Beauty. The South Downs National Park provides miles of footpaths and bridleways. There are miles of sandy beaches at the Witterings.Chichester has about 17 miles of harbour channels with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina) and in all 14 sailing clubs locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College & Gardens, Arundel Castle, Fishbourne Roman Palace, Stansted Park, Petworth House, and Goodwood House.


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SPACE


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GARDENS & GROUNDS

Trinity House is approached from a private road leading to the front garden a neat level lawn and hedge to the side of which there is a brick paved parking area in front of a double width garage with a remote control electric door. A side gate leads to the rear garden which has an extensive sun trap paved terrace that extends along the whole length of the rear of the house. The rear garden is mainly laid to lawn with a post and rail rear fence overlooking an enchanting small wildlife pond, part of which is within the boundary of the property. There is space for a small boat and dinghy in the rear garden accessed from a gate on the right hand side of the property.

Delightful gardens and grounds neatly landscaped with a south westerly aspect













Slate roof to match existing

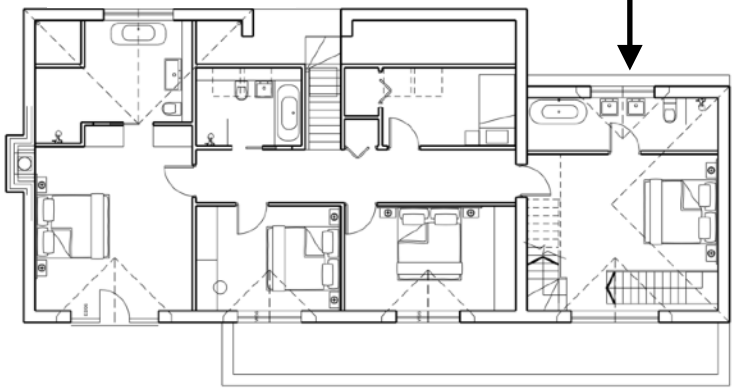
New dormer with timber frame windows to match existing

Timber cladding to match existing



PROPOSED FRONT / EAST ELEVATION

Proposed extension at first floor over existing garage with hipped roof and new dormer windows to match existing - Bedroom 6 & en-suite



New rooflights to match existing

Slate roof to match existing

New dormer with timber frame windows to match existing

Timber cladding to match existing



PROPOSED REAR / WEST ELEVATION

Chichester District Council - Planning Permit 22.12.21
Application No.BO/21/01995/DOM

REV	DATE	AMENDMENT

3 ST. BENEDICTS
BOSHAM LANE
BOSHAM
CHICHESTER PO18 8HG

BEN REED ARCHITECTS
LEYLANDS FARM, WROTHAM HILL, DUNSFOLD, SURREY, GU8 4PA
www.benreedarchitects.com

DRAWING

PROPOSED FRONT AND REAR ELEVATIONS


NORTH
BOSHAM LANE
ST. BENEDICTS
Trinity House
Pond

Trinity House, 3 St Benedicts, Bosham Lane, Bosham, PO18 8HG

Approximate Gross Internal Area = 276.7 sq m / 2978 sq ft
(Excluding Reduced Headroom / Eaves)
Reduced Headroom = 0.9 sq m / 10 sq ft
Total = 277.6 sq m / 2988 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.


Goodwood Racecourse


Goodwood Revival


Chichester Marina


Bosham Harbour & Sailing club



COMMUNICATION TRAVEL LINKS

Chichester mainline rail station fast links to London/Waterloo via Havant (95mins) and London/Victoria (96mins). The A3 (M) motorway is about 18 miles to the West, connecting to the M25 Junction 10 and to central London/Westminster (76miles) and airports at Heathrow (72miles) or alternatively Gatwick via A27/ A24 (48miles). Southampton International airport (38miles), Portsmouth (20miles), both cities have ferry services to the Isle of Wight, The Channel Isles and Europe. Distances are approximate and times may change.

SERVICES: Mains electricity, gas, water and drainage.
St Benedicts Private Residents charge tbc
Council Tax Band: G Year 2025/26: £3,835.85
EPC Rating: B
TENURE: Freehold
LOCAL AUTHORITY: Chichester Council 01243 785166


Bosham Harbour to East Head, West Wittering

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Viewing by Appointment
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