



1 Bowley Cottages, South Mundham, West Sussex

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1 Bowley Cottages, Bowley Lane, South Mundham, West Sussex, PO20 1NB

A beautifully presented family home with separate annexe, providing extensive and flexible living space in a superb rural setting

South Mundham 0.8 miles, Chichester Railway Station 4.6 miles, Goodwood 5 miles, Chichester Marina 6 miles, Bracklesham Bay 9 miles, Portsmouth 20 miles, Brighton 34 miles

Reception hall | Drawing room | Garden/sitting room | Kitchen/dining room | Utility | Cloakroom
Principal bedroom with en suite shower room 3
Further bedrooms | Family bathroom
1 Bedroom annexe | Double garage with adjoining workshop & floor above | Garden room | Garden EPC rating D

The property

A characterful, spacious house which has been enhanced to offer a light, airy and stylishly designed home that now provides the ideal open-living environment to suit modern lifestyles. Ground floor reception rooms comprise a drawing room, with wood-burning stove, and an adjoining garden/sitting room which is filled with natural light and affords views over the garden and to the fields beyond. Across the spacious reception hall, the kitchen/dining room is the hub of the home with a dining zone beside a pretty vintage fireplace. Fitted with contemporary cabinetry and stone work surfaces, the kitchen features an island unit and a breakfast bar, whilst ancillary space is provided by the adjacent utility room. The four first-floor bedrooms and luxurious family bathroom, with free-standing clawfoot tub and a separate shower cubicle, all benefit from the elevated outlook over the surrounding landscape. Two of the rooms have retained decorative fireplaces and the principal bedroom

has a modern en suite shower room. Supplemental accommodation is on offer in a smart, one bedroom weather-boarded annexe. A stairway from the detached double garage gives access to a leisure room on the floor above.

Outside

Evergreen hedging fronts the lane with vehicular access onto a gravelled driveway, leading to the double garage. A wrought-iron gate set within a red-brick wall opens to the rear garden which is cleverly landscaped to offer an outdoor haven. Features include pathways through a parterre area with clipped, geometric hedging and beds; paved and gravelled terraces for outdoor dining and relaxation; a vegetable garden with raised timber-edged beds and an area laid to lawn. Decking adjoins the annexe offering a private setting to enjoy the outside, and a gate at the far margin of the plot provides a route out to the fields beyond.

Location

The property is located just to the south of the village of South Mundham in a peaceful rural setting with immediate access to fabulous walking and with opportunities for swimming and water sports activities close by at West Wittering. For sailing enthusiasts, marina facilities are within easy reach at both Birdham Pool and Chichester Marina and lovers of golf are catered for at Chichester Golf Club in Hunston just 4 miles distant. Goodwood to the north also offers golf, along with motor racing and horse racing events. The Cathedral City of Chichester provides a comprehensive range of shopping, leisure and cultural amenities, including the renowned Festival Theatre and Pallant House Gallery, as well as a mainline station with services to Gatwick and London Victoria. Excellent Primary schooling is available in the village of North Mundham and secondary schooling in Hunston and Chichester. The area also offers excellent schooling in the independent sector, including The Predendal School, Westbourne House and Portsmouth Grammar School.









Self contained annexe





Main house internal area 1,520 sq ft (141 sq m)
Annexe internal area 217 sq ft (20 sq m)
Garage internal area 510 sq ft (47 sq m)
Total internal area 2,247 sq ft (209 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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General

Local Authority: Chichester District Council

Services: Mains electricity and water, oil fired heating, private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Council Tax: Band E

Tenure: Freehold

Guide Price: £840,000

Directions

From A27, exit onto the B2145 towards Selsey. At the next roundabout exit onto the B2166 to North Mundham. At the Walnut Tree public house turn right onto Mill Lane, and after approximately 1.5 miles bear left by the pond and then left again onto Bowley Lane where the property will be found on the right hand side. The property will be found a short distance on

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