



Delling Lea, Delling Lane, Bosham, Chichester,
West Sussex

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 



Delling Lea, Delling Lane, Bosham, Chichester, West Sussex PO18 8NR

A spacious, versatile detached family home in a charming, desirable harbourside village

Bosham Station (London Victoria 1hr 43 mins)
0.7 miles, Chichester 4.5 miles, A27 3.4 miles
Emsworth 4.7 miles, Gatwick Airport 51.5 miles

Reception hall | Living room | Dining room
Sitting room/family room | Conservatory | Study
Kitchen/breakfast/dining area | Utility | Pantry
Principal bedroom with en suite bathroom
3 Further bedrooms | 2 Shower rooms | Garden
Garage | Summer house | Garden store | EPC
rating D

The property

Delling Lea offers a highly attractive prospect to purchase a well-presented and wonderfully adaptable detached family home. The property provides over 2,500 sq. ft. of light-filled accommodation arranged across two floors. The bright remodelled entrance fills the reception hall with warm natural light and fitted wardrobes provide storage for coats and shoes. The stairway is alongside. The accommodation flows naturally from here throughout a range of sociable, bright living spaces that could be arranged in several ways. The 20 ft. living room with its feature fireplace opens into a conservatory with pretty views and access to the west-facing courtyard and garden and to the integrated garage. Further is the formal front-facing dining room, a home office and a useful and well-appointed utility. From here is a cosy sitting/family room or a potential fifth bedroom with built-in storage, a sleek shower room and the 25 ft. kitchen and dining space. The

kitchen features a range of wooden cabinetry and worksurfaces, with a dedicated pantry and ample space to enjoy casual family mealtimes with French doors to the mature garden. The first floor is home to four well-proportioned bedrooms, two of which have built-in wardrobes. The principal suite opens to an en suite bathroom, with a further family shower room.

Outside

The property is approached via a bespoke wide wooden gated entrance to a leafy private forecourt nestled among lush tall established trees, offering parking for several vehicles alongside the attached garage. Its extensive rear garden enjoys a warm westerly aspect overlooking rolling open fields, which can be admired for hours from the large paved terrace. A variety of mature trees, shrubs and planted borders create diversity and interest, with a garden store and a summer house to the rear.

Location

Bosham is a highly sought-after village setting with a rich history and a range of local amenities including a primary school, farm shop, village hall, public houses, an arts and crafts centre and a mainline railway station with links to London Victoria. The property also boasts an enviable position within the Sussex Downs Area of Outstanding Natural Beauty, with a cycle path running all the way to the beautiful Blue Flag beach of West Wittering. The bustling cathedral city of Chichester is less than 5 miles distant via the A27, with its renowned Festival Theatre, wealth of shops and outlets, restaurants, bars and cafés. In addition to sailing, leisure pursuits in the area include horseracing at Goodwood, which also hosts events for motoring enthusiasts, including the Festival of Speed and Revival, as well as several golf courses, a small airfield and health club. There is an excellent range of schools including Westbourne House and Oakwood Preparatory Schools along with Portsmouth Grammar, Churchers College and Bedales.











Floorplans

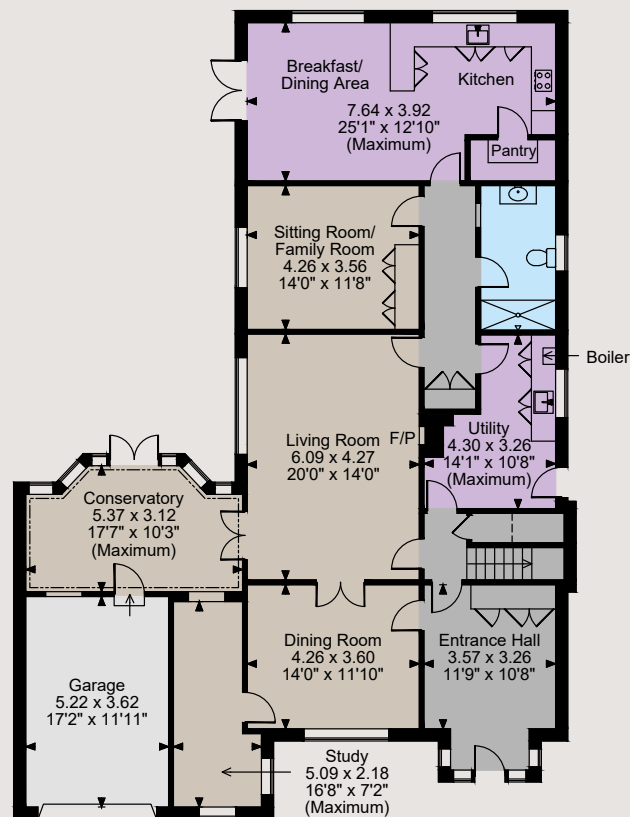
Main house internal area 2,521 sq ft (234 sq m)

Garage internal area 199 sq ft (18 sq m)

Outbuilding internal area 134 sq ft (12 sq m)

Total internal area 2,854 sq ft (265 sq m)

For identification purposes only.

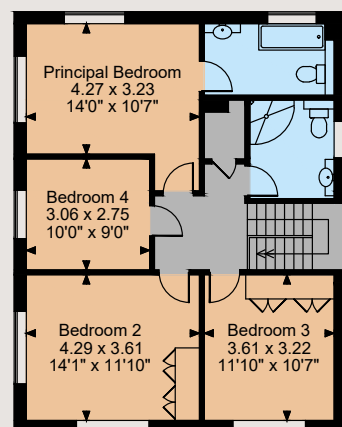


Ground Floor

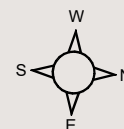
The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

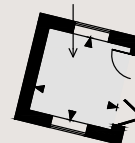
© ehous. Unauthorised reproduction prohibited. Drawing ref. dia/8583189/DWL



First Floor



Summer House
2.10 x 2.10
6'11" x 6'11"



Directions

From the A27/A259 junction on the outskirts of Chichester, continue on the A259 towards Fishbourne. Follow the A259 for 2.9 miles before taking the first exit at Fishbourne roundabout. After 2.4 miles, take the first exit at the roundabout onto Delling Lane, where the property will be on the right in half a mile.

General

Local Authority: Chichester District Council

Services: Mains electricity, gas, water & drainage

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,200,000

Chichester

31 North Street, Chichester PO19 1LY

01243 832600

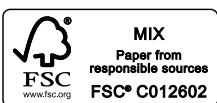
chichester@struttandparker.com

struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland, including Prime Central London



For the finer things in property.

