



# Fletchers Cottage

Old Park Lane, Bosham, West Sussex



## An enchanting detached country cottage with attractive accommodation and extensive gardens and grounds

A beautifully presented house with plenty of character and spacious, flexible accommodation. Occupying a secluded rural position in the beautiful Chichester Harbour National Landscape, surrounded by protected countryside, moments from sought-after Bosham with its popular sailing hub, and within easy reach of the historic and vibrant city of Chichester.



**4 RECEPTION ROOMS**



**4 BEDROOMS**



**4 BATHROOMS**



**DOUBLE GARAGE**



**2.5 ACRES**



**FREEHOLD**



**RURAL**



**2,858 SQ FT**



**GUIDE PRICE  
£1,650,000**



### The property

Fletcher's Cottage is a highly attractive detached property in a secluded rural setting, surrounded by rolling fields and within moments of the waters of Chichester Harbour. The property features attractive cobbled and weatherboarded elevations with red brick dressing, while inside there are four airy, elegantly appointed reception rooms and four comfortable double bedrooms.

The welcoming reception hall is introduced by flagstone flooring and doors leading to three of the ground floor reception rooms. These include the 23ft formal sitting room, which stretches from the front to the rear of the ground floor and features a splendid open fireplace. There is also a useful private study for home working, and a dining room with exposed wooden floorboards and part-panelled walls. Further space in which to relax as a family includes the south-facing garden room, with airy vaulted ceiling, tiled flooring and three sets of French doors opening to the garden, while the ground floor also has a social kitchen and breakfast room with bespoke wooden

kitchen units and a stainless steel range cooker, as well as space for a breakfast table.

The first-floor landing provides access to three well-presented bedrooms, each of which is en suite. These include the generous principal bedroom with large en suite bathroom and two further double bedrooms, one with a shower room, while the other has a bathroom with a bathtub and a separate shower. Stairs continue to the second floor, where there is an additional bedroom and a bathroom, plus access to loft storage











## Outside

The property is set within extensive gardens and grounds, which back onto rolling farmland. There is a gravel driveway at the entrance, providing parking space for several vehicles, as well as access to the detached oak-framed double carport and lock-up garage with storage loft above.

The gardens surrounding the house include a sunny west-facing patio for al fresco dining, with a brick-built well and a timber-framed pergola, and beautiful views across the surrounding fields and ancient woodland. Beyond, a generous expanse of lawn merges into a spacious open meadow, dotted with trees, shrubs and hedgerows, with post and rail fencing to its borders, separating the grounds from the surrounding farmland.

## Location

The property is set just outside the highly desirable village of Bosham, renowned for its picturesque harbour, historic architecture, and strong sense of community. Bosham offers a range of local amenities

including independent shops, cafés, traditional pubs and a village primary school, with further facilities available in nearby Chichester. The village is particularly popular for sailing and waterside living, with its scenic creek, quayside and access to Chichester Harbour — an Area of Outstanding Natural Beauty. Bosham railway station provides regular services to Portsmouth Harbour and to Brighton via Chichester, offering excellent connections across the south coast. For a broader choice of shopping, cultural and leisure attractions, the Cathedral City of Chichester lies within easy reach, offering leisure and cultural attractions including the historic Festival Theatre, Pallant House Gallery, restaurants and boutique retailers.

Goodwood offers a horse racing calendar and annual events for motoring enthusiasts including the Festival of Speed and Revival meetings.

By road, the A259 and A27 link to the surrounding coastal towns, the A3(M) and M27, and onward towards Portsmouth, the South Coast and beyond.



## Distances

- Bosham 1.7 miles
- Chichester 4.3 miles
- Emsworth 6.2 miles

## Nearby Stations

- Bosham

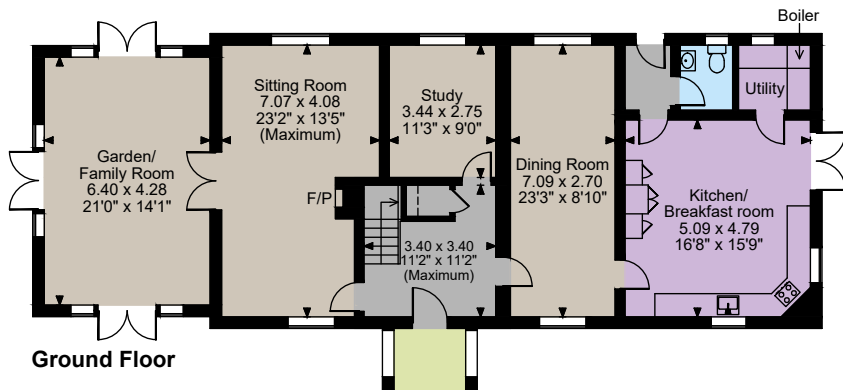
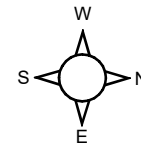
## Key Locations

- Chichester Festival Theatre
- The Goodwood Estate
- South Downs National Park
- Chichester Harbour

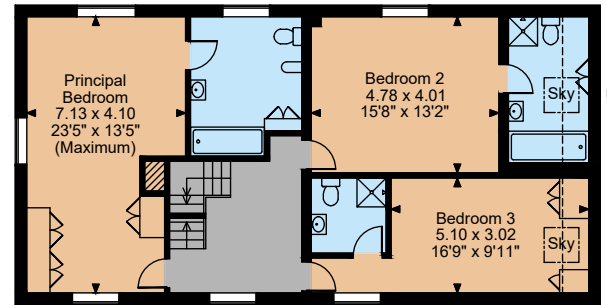
## Nearby Schools

- Bosham Primary School
- Westbourne School
- Bishop Luffa
- Oakwood School
- Portsmouth Grammar

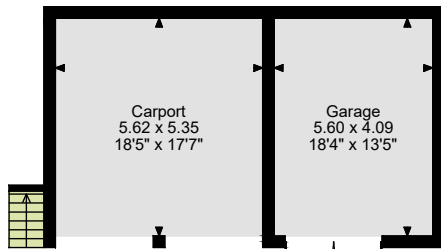




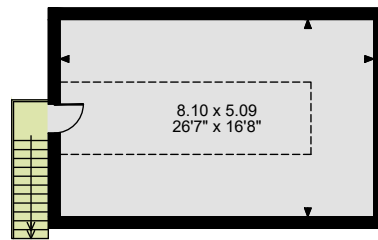
Ground Floor



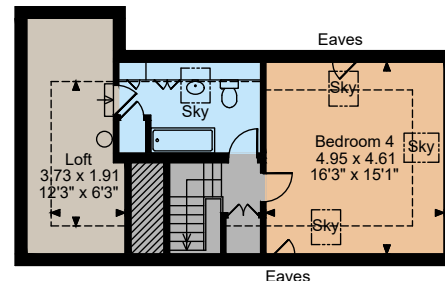
First Floor



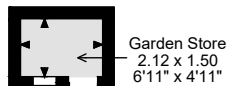
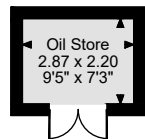
Ground Floor



First Floor Above Carport



Second Floor



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

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8683186/DWL

### Floorplans

Main House internal area 2,858 sq ft (265 sq m)  
 Garage building internal area 719 sq ft (67 sq m)  
 Outbuildings internal area 102 sq ft (9 sq m)  
 Total internal area 3,679 sq ft (342 sq m)

For identification purposes only.

### Directions

PO18 8EX

**what3words:** ///body.origins.skimmers - brings you to the driveway

### General

**Local Authority:** Chchester District Council

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

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band G

**EPC Rating:** E

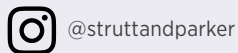
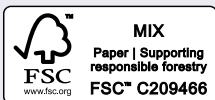
## Chichester

31 North Street, Chichester PO19 1LY

**01243 832600**

chichester@struttandparker.com

struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.



**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2026. Particulars prepared March 2026. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited