



Shearwater

# Shearwater, Bosham Hoe

Chichester, West Sussex, PO18 8ET

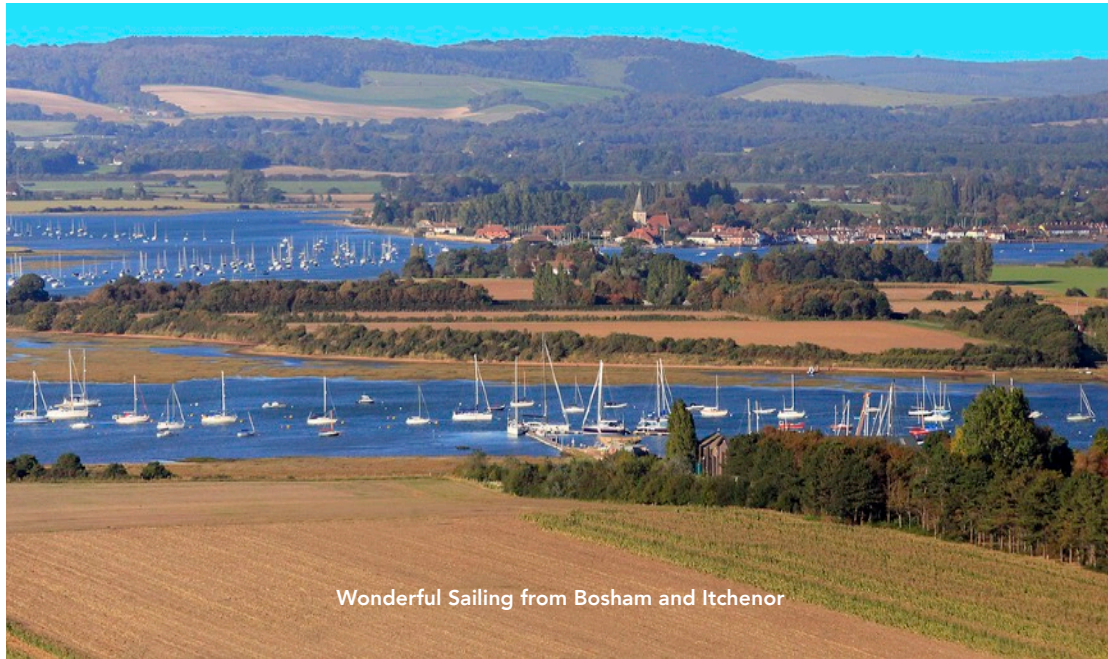
Michael  
Cornish

PROPERTY SALES & ACQUISITIONS









Wonderful Sailing from Bosham and Itchenor



# Shearwater

Bosham Hoe, Bosham, Chichester, West Sussex

A rare opportunity to acquire a substantial individually designed superbly appointed detached house built about 18 years ago, 5 double bedrooms, 2 bathrooms, 3 receptions, extensive garaging with a large ancillary storage/studio above, set in stunning gardens and grounds with a southerly aspect, in all about 0.58 acres, located on the exclusive private Bosham Hoe estate with direct access to the harbour.

## THE PROPERTY

Large Porch, Exceptional Reception Hall

Double aspect 34ft long Kitchen/Breakfast/Dining room

Utility room, Enormous triple aspect 26ft long Study

Impressive double aspect Sitting room with vaulted ceiling

Double Bedroom 5 with double aspect

Rear lobby and porch with door to rear courtyard

Ground floor Underfloor heating

Large Galleried Landing

Principal Bedroom 31ft with en suite Bathroom

Further 3 double Bedrooms incl. (the West Bedroom with Study room)

Family Bathroom (underfloor heating to both bathrooms)

## OUTSIDE

Wide frontage with extensive parking area for at least a dozen vehicles and space for dinghies and small boats

Triple Garage/Workshop and Double width Carport

Staircase to Large approx 50ft long Ancillary Loft Storage/potential Studio/Gym

Extensive 'sun trap' paved terrace with southerly aspect "all day sun trap"

Gate into an adjacent paddock

Beautifully kept secluded garden and grounds

**In all, set in about 0.58 acres**



## THE PROPERTY

Shearwater is a superbly appointed individually designed spacious detached house built about 18 years ago, with substantial and versatile accommodation and bright and airy atmosphere throughout. An impressive and welcoming reception hall leads to an amazing 34ft long kitchen/breakfast/dining room, with a an excellent range of wall and base units, central island with breakfast bar and full range of built in applies and extensive worktops and there are three sets of patio doors leading out to the sun terrace with a southerly rear aspect.

A door from the dining room area leads into a stunning double aspect sitting room with a vaulted ceiling. From the kitchen area a door leads into the large 26ft long double aspect study/tv room. From the hall there is large utility room and there is a cloakroom/wc. From the hall a door leads into the double bedroom 5. Another door leads into a store room.

From the reception hall a staircase rises to the bright galleried landing with doors leading to the 31ft long principal bedroom and en-suite Bathroom. There is a family bathroom and three further double bedrooms including the west bedroom with a large study room.

**Set in delightful gardens and grounds with a southerly, all day sunny aspect in all, set in about 0.58acres**











### **BOSHAM HOE - EXCLUSIVE PRIVATE ESTATE**

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. There is single gated access to this private estate, which has preserved its rural integrity and atmosphere of wooded oak trees and open space, the waterfront field salt air supports a unique blue Orchid designated as SSSI. Residential owners of property on Bosham Hoe receive one ordinary share in the Hoe Estate Co.LIMITED providing the owners with part ownership of the private estate. Each owner contributes a nominal annual subscription fee payment the amount of which can vary to for the upkeep of the common areas and roads within the estate. Residential owners have exclusive use of the Bosham Hoe estates Two hards and one Jetty providing direct access to the harbour.

### **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](http://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/Restaurant. 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.













## CHICHESTER

East Lavant is about 3 miles north 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.





















### **GARDENS & GROUNDS**

Shearwater is approached through twin five-bar timber gates, leading into an extensive driveway with parking for at least a dozen vehicles and space for dinghies and small boats. There is a triple Garage/Workshop and Double width Carport. A door from the front of the garage block leads to a staircase, which rises to an approx. 50ft long Ancillary Loft Storage/potential Studio/Gym. There are garden sheds ideal for cycle storage and lawn mowers. At the rear of the house there is an extensive 'sun trap' paved terrace with southerly aspect overlooking beautifully kept secluded garden and grounds with neatly kept level extensive lawned deigned for easy maintenance, bordered by mature hedges, flower beds and a variety of shrubs and trees.

**Gardens and grounds beautifully landscaped with a southerly aspect  
In all set in about 0.58acres**













· SHEARWATER ·

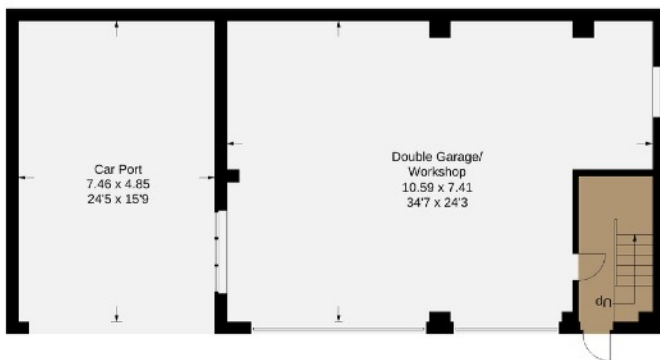


## Shearwater, Bosham Hoe

Approximate Gross Internal Area = 363.3 sq m / 3910 sq ft  
 Outbuilding = 234.1 sq m / 2520 sq ft  
 Total = 597.4 sq m / 6430 sq ft



First Floor

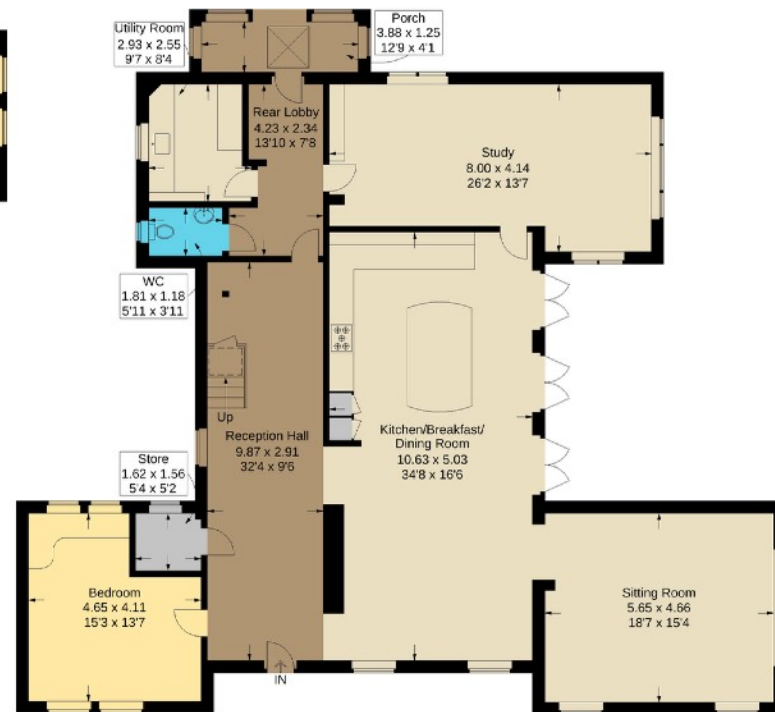


Ground Floor

Outbuilding



First Floor



Ground 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, water and drainage. **Council Tax Band: G Year 2024/25**  
**£3,668.25 EPC Rating: C**  
**LOCAL AUTHORITY:** Chichester District  
Council 01243 785166



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### Viewing by Appointment

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