



ANCHORWYKE

Anchorwyke

Bosham Lane, Bosham, Chichester, West Sussex PO18 8HL

Michael
Cornish

PROPERTY SALES & ACQUISITIONS



PROPERTY

Detached Character Cottage
4 Double Bedrooms
2 Bathrooms (one en-suite)
Shower room/wc
Entrance hall
Study
Kitchen and Utility Room
Superb triple aspect Sitting/Dining Room

OUTSIDE

Front garden with parking for at least 2 vehicles
and driveway to detached Garage
with space for a dinghy
Delightful private well stocked rear garden
with a good degree of privacy

**Walking distance to The Trippet footpath alongside the harbour,
Bosham Creek shoreline leading to Chidham and Bosham Sailing club**

Anchorwyke

Bosham Lane, Bosham Chichester, West Sussex

Anchorwyke is a charming detached cottage of character with versatile well proportioned accommodation comprising: 4 bedrooms with 2 bathrooms and a triple aspect sitting/dining room set in delightful well established gardens and grounds, with a garage, well located in the heart of this highly sought after sailing village with lovely walks from the doorstep leading to the harbour and sailing club.



Bosham historic Church and Sailing club



Chichester harbour and The South Downs beyond Bosham

THE PROPERTY

Anchorwyke is a charming detached cottage of character dating from the early twentieth century, located in a much favoured position in the heart of the highly sought after Bosham sailing village, with lovely walks from the doorstep leading to the harbour and Bosham sailing club.

Upon entering the property there is a reception hall open plan to the kitchen and a separate utility room and there is a separate shower room/wc. Doors lead to the ground floor principal bedroom with a lovely rectangular bay window and the second bedroom and there is a further large shower room/wc. From the hall a door leads into the spacious triple aspect sitting/dining room with a fireplace and patio doors leading out to a beautiful private rear garden with sun trap patio areas and the garden is well stocked with flowers, shrubs and trees. From the entrance hall a door leads into the study and a staircase rises to the first floor landing with doors leading to two further bedrooms one of which has an en-suite bathroom/wc.

**Charming character cottage near the harbour
with a bus stop nearby
and walking distance to the sailing club**













BOSHAM SAILING VILLAGE

Bosham village has thriving sailing club and there are many moorings located in the harbour, availability is subject to an application via Chichester Harbour Conservancy. Bosham is a highly regarded sailing village steeped in history, for a number of 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

Chichester city centre is situated about 3.9 miles to the east and the beautiful Cathedral city was founded by the Romans during the first century AD and the surrounding areas are steeped in history, with a number of fascinating archaeological remains from the Roman Conquest such as the existing remains of the tall defence walls, which now provide a walk through the city. Much of the shopping centre is accessed through level pedestrianised areas leading to the well preserved and beautiful Chichester Cathedral founded in 1075. The City has beautifully kept parks and 'The Ship Canal' from the city Basin is navigable for about 2 miles by canoe and rowing boats to Donnington and a further 2 miles of walks along the canal leading to Chichester and Birdham Marinas. About a mile from the city there is the Nuffield Hospital (private patients) and near the city centre the NHS St Richard's Hospital. There are a wide variety of amenities including: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club, rugby football club. Goodwood Hotel and luxury health club with spa, indoor swimming and gym. Other attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. Schools locally and accessible from Chichester include; Chichester University, Chichester Free School, Chichester High School, Bishop Luffa, Oakwood, Prebendal (and Cathedral Choir school), Great Ballard, Slindon College, Dorset House, Seaford College, Bedales Petersfield, The Portsmouth Grammar school and south of Goodwood there is Westbourne House.



GARDENS & GROUNDS

Anchorwyke is approached from Bosham Lane with its own driveway and parking for at least 2 vehicles and the driveway at the side of the property lead to a detached garage with space for a small dinghy. At the rear of the property there is a wonderful beautifully kept secluded garden with a level lawn, afternoon sun trap patio areas, well stocked with a variety of flowers, mature hedges and trees. The property is particularly well located within walking distance to the harbour and nearby Millstream Hotel.

Enchanting colourful rear garden





COASTAL & COUNTRY PURSUITS

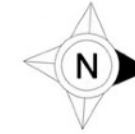
Chichester is renowned for its sailing amenities and attractions including: the Goodwood Festival of Speed and Goodwood Revival motoring events, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. Golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside is an Area of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways. There are miles of sandy beaches at the Witterings, which has been awarded the 'Blue Flag' international status for excellence. A few miles to the south east is Bracklesham Bay a designated area of Special Scientific Interest for wild life and with a lovely beach it's ideal for bathing in the sea, as many people do who belong to the Bracklesham Bay Bluetits, who regularly meet for a healthy dip in the sea. The RSPB nature reserve is situated at Pagham Harbour. Chichester has about 17 miles of harbour channels leading out to The Solent, and thousands of moorings and berths with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), Thornham Marina, Sparkes Marina and Northney Marina at Hayling Island and 14 sailing clubs. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Castle, Fishbourne Roman Palace, Stansted Park House, Petworth House and Goodwood House.

Anchorwyke, Bosham Lane, Bosham, PO18 8HL

Approximate Gross Internal Area = 161.8 sq m / 1742 sq ft

Outbuilding = 13.1 sq m / 141 sq ft

Total = 174.9 sq m / 1883 sq ft



First Floor



Ground Floor



Outbuilding

= 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



West Wittering and East Head



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.

Council Tax Band: D Year 2025/26 £2,301.51

EPC Rating: D

Tenure: Freehold

LOCAL AUTHORITY: Chichester Council 01243 785166



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Viewing by Appointment

Michael Cornish - Chichester

M: 07917 428464

W: 01243 790656

property@michaelcornish.co.uk

www.michaelcornish.co.uk

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Bosham Hoe

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