

The Dyke House, Bosham Hoe, Bosham - PO18 8ET

Guide Price £3,850,000 - FREEHOLD

STRIDE & SON

The Dyke House, Bosham Hoe

Bosham, Chichester

A substantial four-bedroom waterside home standing within approximately 0.91 acres on Bosham Hoe, with panoramic harbour views, a private jetty and slipway.

- Particularly fine waterside position on Bosham Hoe
- Private jetty and slipway
- Direct frontage to Chichester Harbour
- Unique position enjoying all-day sunshine with both sunrise and sunset views
- Panoramic views across the main harbour channel
- Four-bedroom detached house extending to approximately 2,813 sq ft
- Approximately 0.91 acres of mature gardens and grounds
- Two driveways, ample parking and an integral garage
- Private drying mooring, providing direct access to the harbour and an excellent facility for suitable vessels.













Accommodation

The Dyke House occupies a particularly fine position on Bosham Hoe, and is understood to comprise one of the larger plots. The property directly fronts Chichester Harbour and benefits from its own jetty and slipway, together with panoramic views across the main channel and towards the moorings beyond. The outlook remains particularly attractive at all states of the tide.

Many of the principal rooms are positioned to take full advantage of the harbour outlook, with extensive glazing providing far-reaching views across the water.

A generous reception hall leads to an impressive sitting room with a high vaulted ceiling, fireplace and substantial glazed bay overlooking the harbour. An open gallery above adds to the sense of space and character.

The adjoining family room provides a more informal living area, while a separate study offers useful additional accommodation.

The dining room connects conveniently with the kitchen, which is complemented by a particularly useful utility room with direct access to the integral garage. A ground-floor cloakroom completes the accommodation on this level.















Upstairs, a broad landing and gallery overlook the sitting room below and provide an additional seating area from which the harbour views can be enjoyed.

There are four well-proportioned bedrooms, including a principal bedroom with fitted wardrobes, an en-suite bathroom and fine views across the water.

The second bedroom also enjoys an attractive harbour outlook, while the remaining bedrooms are served by the additional bathroom and shower facilities.

Outside, the mature gardens and grounds include broad lawns, established planting, specimen trees and terraces adjoining the house. The gardens open towards the harbour, providing extensive views across the water and an attractive setting from which to enjoy the passing boats, moorings and birdlife.

Two separate driveways provide generous parking and turning space, together with access to the integral garage.

Several useful stores and outbuildings are situated within the grounds, while the private jetty, slipway, drying mooring and direct harbour frontage are particular features of this unusual waterside property.

Bosham Hoe is a private waterside estate occupying a small peninsula within Chichester Harbour, characterised by individual detached houses, mature gardens, woodland, fields and an extensive foreshore.

The picturesque harbourside village of Bosham lies approximately two miles to the north and offers local shops, cafés, public houses, a primary school, historic church, sailing club and railway station.

The cathedral city of Chichester is approximately five miles away and provides an extensive range of shops, restaurants, schools and cultural attractions, including the renowned Festival Theatre and Pallant House Gallery.

The surrounding harbour offers excellent opportunities for sailing, walking and other recreational pursuits, while the Goodwood Estate, South Downs National Park and West Wittering beach are all within easy reach.

Council Tax band: H

Tenure: Freehold

EPC Rating: E

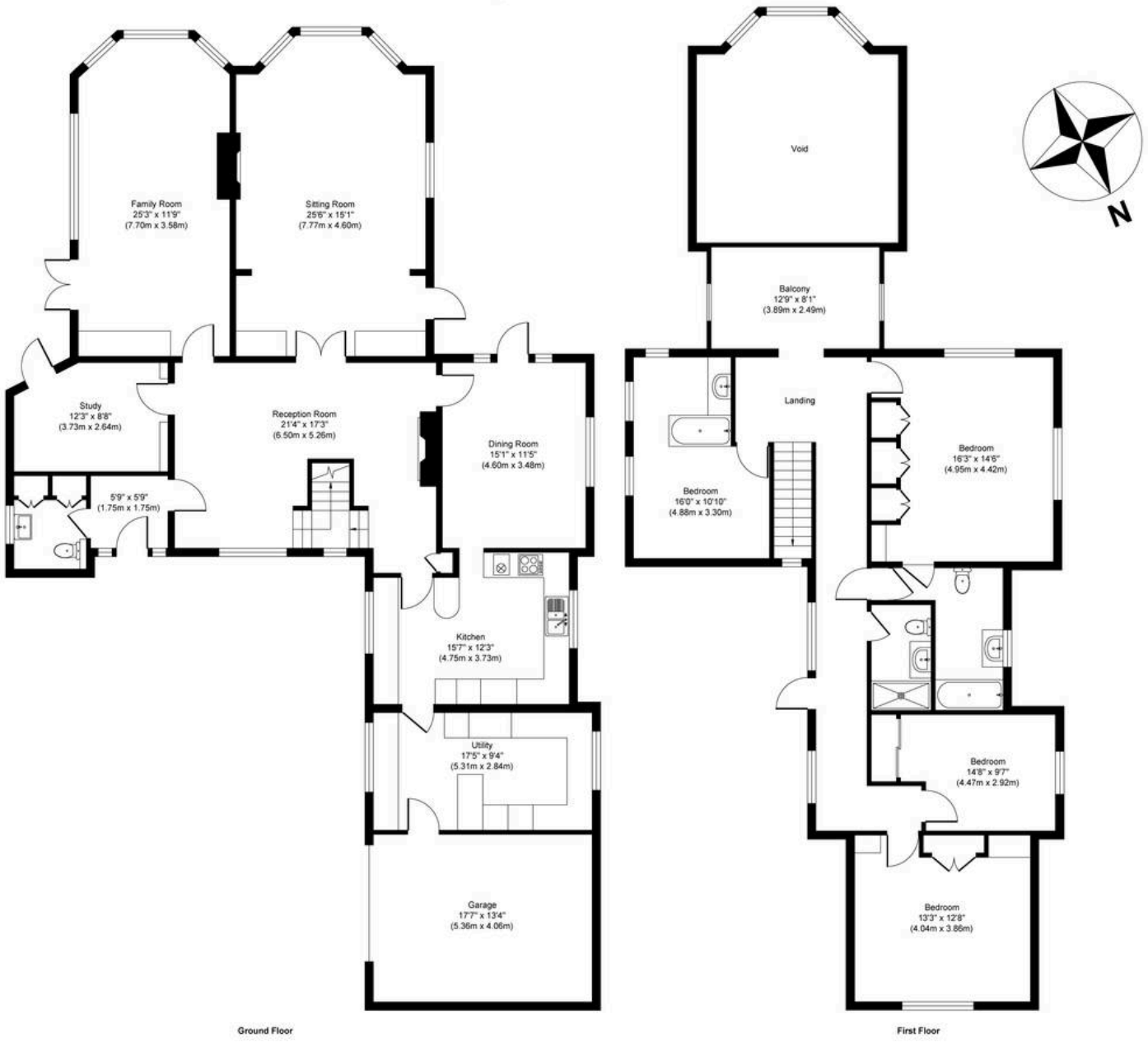
Services: Mains Water & Sewerage, Mains Electricity, Oil Central Heating





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The Dyke House



Total = 282.88 sq. m / 3045 sq. ft

Approximate Gross Internal Area = 261.33 sq. m / 2813 sq. ft, Garage = 21.55 sq. m / 232 sq. ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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