



Broughton House

BOSHAM HOE, WEST SUSSEX



An individually designed house well situated in an exclusive harbourside private estate with extensive and beautifully appointed accommodation with views over adjoining farmland.

Features

- Vaulted Reception Hall
- Oak Framed Living Room
- AV Room
- Study
- Kitchen/Family/Dining Room
- Utility Room
- 5 Bedrooms
- 5 Bathrooms
- 2-Bay Oak Framed Garage
- Store
- Landscaped Gardens
- Ample Parking
- Views over Neighbouring Farmland towards the South Downs

Location

Broughton House is located just a short stroll from the waters' edge in the highly sought after Bosham Hoe private estate. The site extends to approximately 1/2 an acre and is located within an Area of Outstanding Natural Beauty. Its open-plan design and extensive use of glass creates a fabulously light and airy environment with views over the beautifully landscaped gardens and adjoining farmland to the Downs beyond.

- Bosham Village 1 mile
- Chichester 5 miles
- Portsmouth 18 miles
- London 72 miles
- Southampton Airport 34 miles





The handmade Harvey Jones hardwood painted kitchen is finished with high quality granite work-surfaces and upstands. There is a Villeroy and Boch double butlers sink with Perrin and Row mixer tap, along with an under-mounted Franke rinsing sink fitted in the central island. There is also a 4-oven white electric Aga with Aims management system, fully integrated Neff dishwasher and space for a large American-style fridge/freezer. Adjoining this room is a very well equipped utility room, providing access into the garage and the rear of the property. On the ground floor there is also an AV room, separate study and cloakroom.

The Property

Broughton House is a recently completed, brand new contemporary and individually designed property of over 4,200 sq.ft. set in landscaped gardens of just over half an acre which has been meticulously finished and built to a very high specification and standard. Particular features of the property include the magnificent double height galleried landing, offering wonderful views through to the vaulted oak sitting room and the garden beyond. The sitting room has double height space, including rooflights in the ridge, and floor to roof height glass panels providing a great view over the landscaped gardens. Two pairs of double doors also provide direct access out to the gardens. There is also a magnificent kitchen/dining/family room with substantial space providing areas for informal dining as well as a day to day living room.









The underfloor heating system runs throughout both floors of the property and is sourced by environmentally friendly and efficient heat pumps. In addition to reducing the environmental impact of the house significantly, they are also very efficient and simple to run providing fabulous soft heat throughout the house and warm tiles under foot. All windows and external doors are handmade locally from hardwood, and all come fitted with quality furniture from the M Marcus range. All internal doors are also made by hand from solid oak. There are handmade French doors to a number of rooms, and bi-folding hardwood doors to the kitchen/dining area. LED downlighting is fitted throughout the house.

Bosham Hoe is a private waterside estate set in over 70 acres of oak woods, fields and foreshore on a small peninsula within Chichester Harbour. Residents of The Hoe have an exclusive use of The Hoe's Hards and a nearby field where dinghies may be left.

A solid oak staircase rises from the reception area to a galleried landing, there are 4 bedrooms on the first floor, the master bedroom having access out onto a large decked sun balcony with views over the rear gardens and adjoining farmland. The master suite benefits from a large en suite bathroom with beautiful Bermudian marble tiles and mosaics and a walk-in shower, bath with tiled surround, wash hand basin and bidet. There is also a good sized dressing room which provides access into a separate roof storage area. There are 3 further bedrooms, two of which have beautifully fitted en suite wet rooms. The fifth bedroom has it's own private access with en suite wet room, ideal for guests or those who are looking for accommodation for a live-in au pair. All five bathrooms feature wet room systems and full height tiling in the shower zones. Fittings and sanitary ware are from Keuco, Villeroy & Boch, Daryl and Grohe, and all rooms are tiled with large scale high quality ceramics creating a contemporary and spacious finish.



The picturesque harbourside village of Old Bosham is about a mile distant, with its pretty historic High Street, ancient Saxon church, sailing club and Quay Meadow. There is a small selection of shops within the old part of the village, and a further choice of local facilities in the nearby New Bosham, which also has a railway halt for trains to London Victoria via Chichester, or London Waterloo via Havant.

Sailing is the premier pastime in the immediate area with sailing clubs at Bosham, Itchenor, Dell Quay and Emsworth, and all water sports and recreational activities are well catered for. There are a number of golf courses. Glorious Goodwood is well known as a racecourse but also provides a private country club with tennis courts, gym and spa, whilst the Revival of the historic motor circuit has also rapidly grown in popularity. Additionally the nearby countryside of the South Downs National Park provides many opportunities for walking, riding and cycling.

The accommodation comprises:

Tiled Green Oak Porch with solid oak door and matching glazed side panels leading to

Dramatic Galleried Reception Hall with galleried landing above providing wonderful views through to the oak-framed lounge and the garden beyond. Tiled flooring throughout, built-in storage cupboard/cloaks cupboard, wall mounted uplights, oak staircase rising to First Floor galleried landing, underfloor heating control. Open plan to

Vaulted Living Room 19'5" x 16'5" (5.92m x 5m) A magnificent oak framed room with double height ceiling and rooflights with two sets of double doors providing access out onto the rear gardens. Oak flooring, brick open fireplace, underfloor heating control.

AV Room 18'4" x 11'9" (5.59m x 3.58m) Wiring for surround sound, TV point, solid oak flooring throughout, casement oak doors leading out onto the rear gardens.

Study 15'9" x 10'8" (4.8m x 3.25m) Double aspect room with oak flooring, TV and telephone points.

Cloakroom with slate flooring, and equipped with Villeroy & Boch hand basin and low level WC, extractor fan.

From the Reception Hall, door leading into

Kitchen/Family/Dining Room 33'9" x 23'3" (10.29m x 7.09m) A superb room fitted with a beautifully hand-made kitchen from Harvey Jones comprising a comprehensive range of built-in storage cupboards and drawers, granite worksurfaces incorporating Villeroy & Boch double butlers sink with Perrin & Row tap, integrated Neff dishwasher, 4-oven white electric Aga with Aims management system. Space for large American freezer. Central island unit with further granite worksurfaces incorporating a stainless steel Franke rinsing sink with matching tap. There are bi-folding doors which lead out onto the rear gardens, TV and Sky points, beautifully tiled flooring.

Utility Room 16'8" x 8'7" (5.08m x 2.62m) This room provides access into the garage, front and rear of the property and is equipped with oak worksurfaces with a number of cupboards and drawers below with inset 1 1/2 Lamuna sink unit with space and plumbing for washing machine and tumble dryer.





From the Reception Hall, solid oak staircase rising to

First Floor Galleried Landing This area provides a wonderful view over the open-plan sitting room as well as views towards the front of the property. Oak balustrade and LED uplighting.

Master Bedroom Suite

Bedroom 19'1" x 15'1" (5.82m x 4.6m) A double aspect room with casement doors leading out onto a large decked balcony, providing views over the rear garden and the neighbouring farmland. TV point.

Dressing Room space for hanging rail on both sides. Pull-down ladder to an area of loft storage

En Suite Bath and Shower Room Beautifully fitted with Bermudian marble tiles and mosaics and equipped with a walk-in fully tiled shower zone with screen and Grohe power shower with separate bodyjet, Keuco hand basin with pull-out drawer beneath, Villeroy & Boch matching low level WC and bidet.

Sunken bath with chrome shower fittings, extractor fan, chrome heated towel rail.

Bedroom 2 15'4" x 12'1" (4.67m x 3.68m) Views over the rear garden.

En Suite Wet Room Comprising fully tiled floor and part-tiled walls, fitted with Villeroy & Boch low level WC and hand basin, walk-in fully tiled shower zone with fitted Grohe shower, screen, chrome heated towel rail.

Bedroom 3 17'4" x 12'1" (5.28m x 3.68m)

En Suite Wet Room Comprising fully tiled floor and part-tiled walls, fitted with Villeroy & Boch low level WC and hand basin, walk-in fully tiled shower zone with fitted Grohe shower, screen, chrome heated towel rail.

Bedroom 4 13'1" x 12'1" (3.99m x 3.68m)

Bathroom Tiled flooring and part-tiled walls with fully tiled shower zone area fitted with Grohe shower and bodywash jet, Villeroy & Boch ceramic hand basin with Grohe mixer tap and Villeroy & Boch low level WC.

Annexe/Bedroom 5 19'1" x 10'1" (5.82m x 3.07m) This room can be accessed from the garage or the rear of the property. Small hall with stairs leading to bedroom, 4 Velux windows, TV point.

En Suite Shower Room Fully tiled shower zone area fitted with Grohe shower unit, extractor fan, Villeroy & Boch hand basin and low level WC. 2 Velux windows, chrome heated towel rail, store cupboard in eaves.

Outside

Broughton House is approached by a driveway that will be flanked on both sides by post and rail fence and recently planted borders. Broughton House provides ample parking areas with a 2-bay open barn-style garage with a store room to the side.

Garden

The gardens have been professionally landscaped and provide a wonderful backdrop to all sides of the property, including hardwood post and rail fencing to the front and to the rear of the property. The garden has been specifically designed to complement the overall site and maximise the splendid views to the north. It is also planned to integrate with the main house, ensuring the full height glass panels allow maximum visibility of the main features from inside. There are separate zones including raised vegetable borders, large family lawn, lightly wooded area and an additional formal lawn and fabulous Indian stone terraces. The grounds are quiet and secluded with classic oak trees framing the views to the north.



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Property Information

Services: Mains electricity, water and drainage.

Local Authority: Chichester District Council,
East Pallant House, Chichester.
Tel. No. 01243 785166

Directions (PO18 8ES)

From Chichester proceed west on the A259 to Bosham. At the roundabout turn left into Delling Lane and follow the road to the junction and turn left again and then right into Taylors Lane. Proceed to the end of Taylors Lane and through the gates onto Bosham Hoe. Take the first turning on the left where Broughton House will be found a short way along on the left.

Chi 110237/Wb/Cer/110941



Approx. Gross Internal Area

- Ground Floor: 1,985 sq/ft
- First Floor: 1,697 sq/ft
- Garage and Store: 579 sq/ft
- Total: 4,261 sq/ft**

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



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Jackson-Stops & Staff
37 South Street, Chichester
West Sussex PO19 1EL

Chichester Office **01243 786316**
chichester@jackson-stops.co.uk
www.jackson-stops.co.uk

Fast find 43844