



Substantial barn conversion in the favoured coastal village of Bosham

Crede Barn, Crede Lane, Bosham, West Sussex, PO18 8NX

Guide £1,800,000 Freehold



Barn conversion with 4 bedrooms • Fabulous vaulted ceiling • Kitchen/breakfast room • Secondary barn / annexe with 2 further bedrooms • Triple garage and ample parking • Home office

Description

Crede Barn is a well presented barn conversion with very flexible accommodation arranged over three floors. Upon entering the property, the stunning entrance hall with its flagstone floors, vaulted ceiling and exposed brick and beam features provides a magnificent first impression. In the corner of the entrance hall is a raised dining area. The hall leads on to a sitting room which also has a vaulted ceiling and a charming feature fireplace. Further accommodation on the ground floor includes a family kitchen / breakfast room with bespoke fitted units and integrated appliances, along with a bedroom and a utility room. A lower ground floor area contains two further bedrooms, a dressing room and two bathrooms.

The "Old Dairy" annexe comprises a sitting room with kitchenette, two bedrooms, mezzanine floor, cloakroom and shower room. A self-contained home office in the garden has space for two people to work from home. Externally, the grounds and gardens are a combination of lawned areas and hard standing. There is ample parking (and space for boat storage if required) and a triple garage with attached log store.

Location

Crede Barn is located within the highly regarded sailing village of Bosham, conveniently situated within easy reach of the idyllic harbour. The village is home to one of the most famous Saxon churches in Sussex and also offers a convenience store, primary school, public houses and cafes, as well as the popular sailing club. The cathedral city of Chichester is just 4 miles to the east with the Festival Theatre, leisure centre and cinema plus an excellent range of high street shops, restaurants, cafés and bars. The nearby Goodwood Estate is home to horse racing at what is said to be "the world's most beautiful racecourse" and is also renowned for the global motorsports events 'Festival of Speed' and 'Revival' as well as offering golf, spa and aviation facilities. West Wittering, with its sandy beaches, is popular with bathers and watersports enthusiasts. Bosham mainline railway station offers direct services to London Bridge and London Victoria, and, via nearby Havant, to London Waterloo, with journey times from 90 minutes.



**Services**

Mains water electricity gas and drainage.

Council Tax

Chichester District Council, council tax band, G.

Tenure

Freehold

Viewing

Strictly by appointment with Savills.

Directions

What3words - ///same.grove.pill

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.
EPC Rating = C

Viewing

Strictly by appointment with Savills.



Crede Barn, Crede Lane, Bosham, West Sussex, PO18 8NX

Approximate Floor Area 217.0 sq m / 2340 sq ft

Garage 60.0 sq m / 641 sq ft

Annexe / Home 88.0 sq m / 952 sq ft

Garden / Office 17.0 sq m / 183 sq ft

Total 382.0 sq m / 4116 sq ft

Alex Gilson

Savills Petworth

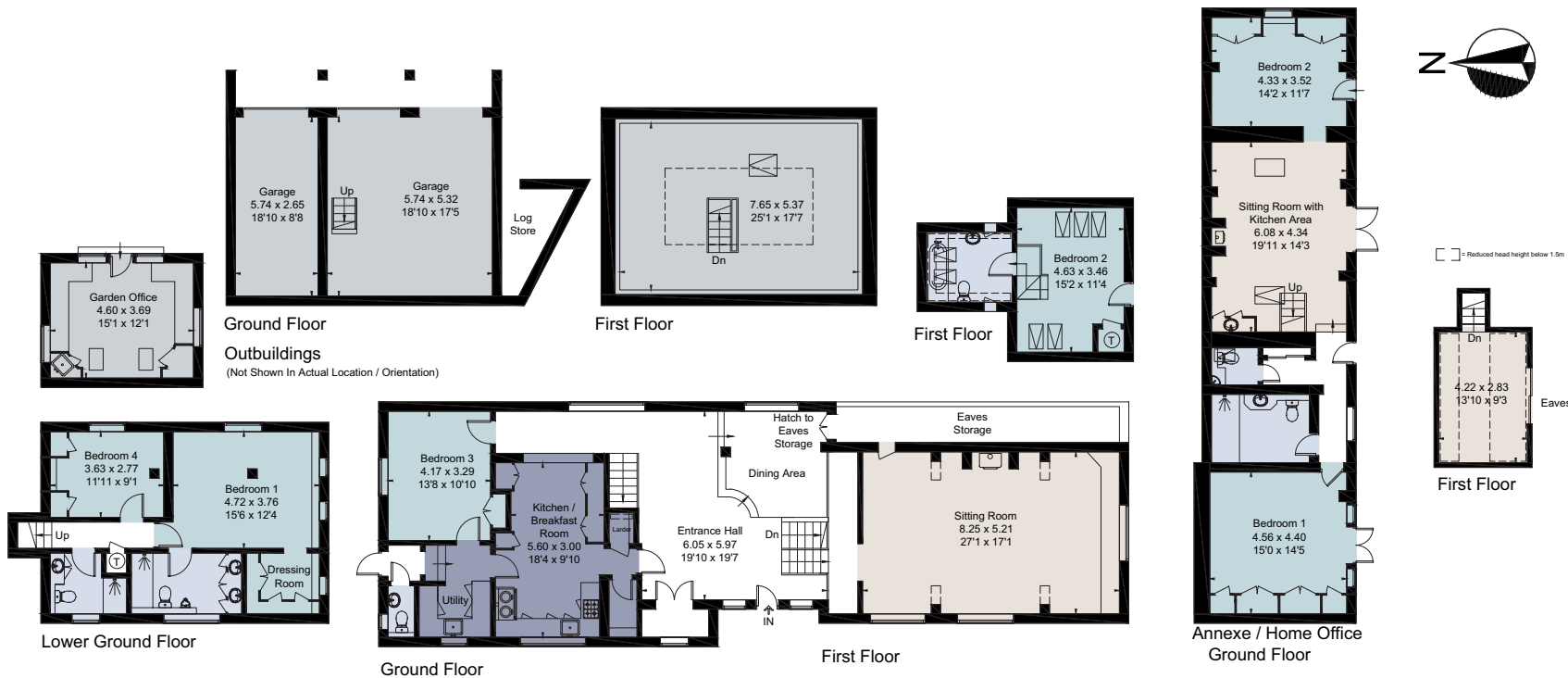
01798 345 971

alex.gilson@savills.com



savills

savills.co.uk



For identification only. Not to scale. © 220623AG

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by fourwalls-group.com

