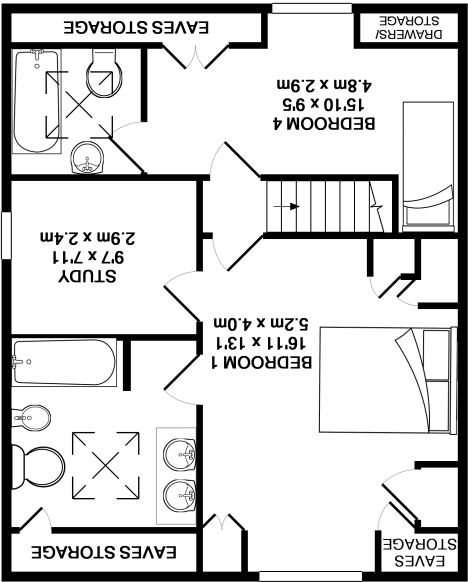
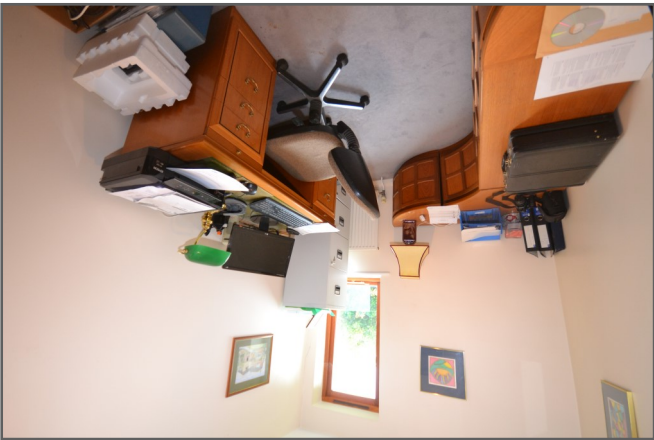
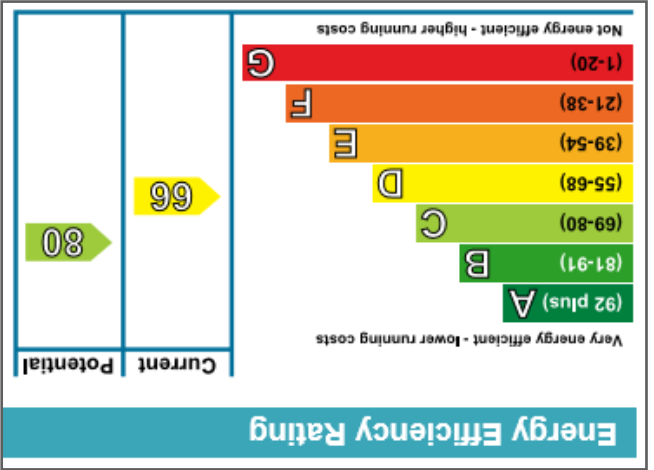


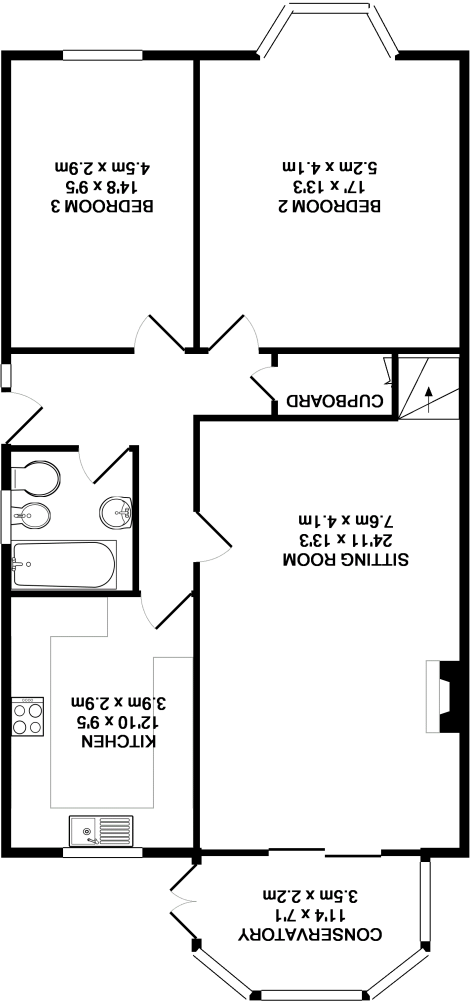


Bosham



1ST FLOOR
APPROX. FLOOR
AREA 638 SQ. FT.
(59.2 SQ.M.)
TOTAL APPROX. FLOOR AREA 1625 SQ. FT. (151.0 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2017

GROUND FLOOR
APPROX. FLOOR
AREA 987 SQ. FT.
(91.7 SQ.M.)



Tregerro Cottage, Cambria Close, Bosham, PO18 8QT.

Situated in a quiet residential Close in the heart of Bosham village, **an exceptionally well presented semi-detached chalet house**. The property offers extremely spacious accommodation with Master Bedroom Suite, 3 further bedrooms, 3 bathrooms (2 ensuite), well-appointed kitchen/breakfast room and a large sitting room with south facing conservatory. Tregerro Cottage has an attractive **south facing rear garden, off street parking for 3 cars and a single garage**.

The cottage is within easy reach of Bosham sailing club and Harbour and is approximately 1 mile from the mainline train station at Bosham with connections to Portsmouth, Chichester and London Victoria. There are a good range of shops and restaurants within the village as well as its historic church. The main centre at Chichester is some 2 ½ miles to the east and the accommodation is arranged as follows:

Glazed front door to:

ENTRANCE HALL:

Double radiator. Telephone point. Cupboard with lagged hot water cylinder (immersion). Door to:

LIVING ROOM:

22’4 x 13’3. Open fireplace with fitted Tortoise fire basket and raised display hearth to one side. TV aerial and telephone points. Two radiators. Double glazed patio doors to:

SOUTH FACING CONSERVATORY:

9’ x 11’4. Double glazed UPVC construction with Pilkington K glass glazed double doors to garden. Double radiator. Ceramic tiled floor.

KITCHEN/BREAKFAST ROOM:

12’11 x 9’6. Range of Shaker-style base and wall cupboards. Inset 1 ½ bowl Vitreous sink with mixer tap. Plumbing for dish washer and washing machine. Electric range cooker with 7-ring gas hob and cooker hood over. Space for fridge/freezer. Fitted breakfast bar. Cupboard housing Worcester gas boiler for domestic hot water and central heating.

BEDROOM 2:

14’7 x 13’3. Double radiator. Double glazed bay window.

BEDROOM 3:

14’9 x 9’7. Double radiator.

FAMILY BATHROOM:

Recently refurbished and fully tiled with white suite comprising panelled bath with mixer tap, shower attachment and glazed screen. Bidet. Low level WC. Vanity unit with cupboards below and mirror over. Heated ladder rack towel rail. Medicine chest.

Stairs to:

1st FLOOR LANDING:

MASTER BEDROOM SUITE:
BEDROOM:

Comprising bedroom, large Italian-styled bathroom and study. 13’3 x 17’10 (max) into dormer window. ‘Sharps’ bedroom with fitted triple wardrobe. Bed recess with fitted bed side table and light over. Three shelved store cupboards. Fitted chest of drawers. Double radiator. Telephone point. Pair of eaves cupboards, one housing Sony stereo with 5-changer CD. Fitted speakers. Door to: Large Italian-styled bathroom with white suite comprising panelled bath with power shower over and tiled surround. ‘His ’n Hers’ vanity units with twin mirrors and lights and shaver point over with cupboards below. Bidet. Low level WC. Radiator. Towel rail. Large eaves store cupboard. Medicine chest. Fitted speakers. 9’6 x 6’7. Radiator. Hatch to insulated loft.

STUDY:

BEDROOM 4:

15’9 x 9’5 (max) into dormer window. Fitted bunk bed and custom built double wardrobe and chest of drawers. Large eaves store cupboard, fully insulated and boarded.

BATHROOM ENSUITE:

White suite comprising panelled bath with separate power shower over and tiled surround. Pedestal wash hand basin with light, mirror and shaver point over. Low level WC. Radiator. Chromium plated towel rail. Medicine chest. Extractor fan.

SERVICES:

All main.

EXTERIOR:

The property is approached via a gravelled drive with 3 parking spaces leading to a brick and tiled **single garage 16’2 x 9’** with metal up and over door and loft storage space. To the front of the property is a well-kept lawned garden with central rose bed, specimen trees and shrubs. Small vegetable garden area with raised beds. A block paved path leads to a further lawned **south facing garden to the rear** with paved terrace, aluminium framed greenhouse, timber built garden shed and large polythene propagating shed. To the rear of the garden is a further paved terrace, the whole being well fenced.

PRICE GUIDE: £545,000 FREEHOLD

DIRECTIONS:

From Chichester proceed west on the A259 following signs to Fishbourne and Emsworth. On passing through Fishbourne village follow the road west and take the 1st turning left into Walton Lane signposted to Bosham village. Follow the road towards the centre of the village and take the turning left into Taylors Lane. Take the next turning right into Leander Road and then the 2nd turning left in Cambria Close. After approximately 50 yards turn right and take the next turning left, Tregerro Cottage will be found at the end of the Close.

Please Note: Neither the heating system nor the services have been checked by the Agents.

