

2 Vinnetrow Cottages, Vinnetrow Road, Runcton, PO20 1QH

Guide Price £675,000

Henry Adams
estate agents

2 Vinnetrow Cottages, Runcton

An exceptional 1,516 sqft semi-detached cottage combing traditional charm and contemporary design.

- Stunning flint and brick period semi-detached cottage, sympathetically transformed since 2021
- 0.15 of an acre secluded, mature rear garden with patio, modern sewage treatment plant
- Conveniently situated just one and a half miles from Chichester city centre
- Exceptional oak-framed open-plan kitchen, dining and family room with bi-fold doors to the garden
- Beautiful shaker-style kitchen with central island, Butler sink, integrated appliances and range cooker
- Four well-proportioned bedrooms, including a principal suite with contemporary en-suite shower room
- Stylish family bathroom designed as a luxurious wet room
- Character sitting room with reclaimed brick fireplace and period features
- Gas-fired underfloor heating to the ground floor with radiators to the upper floors
- Ready to move into, no onward chain
- Generous driveway providing off-road parking for several vehicles, planning permission for a detached garage (Ref: 21/01152/DOM)

A stunning and beautifully extended, four-bedroom semi-detached flint and brick period cottage, sympathetically transformed to an exceptional standard, combining the charm and character of a traditional home with striking contemporary living spaces.













Since purchasing the property in 2021, the current owners have undertaken an extensive programme of renovation and enlargement, including a two-storey side extension, loft conversion and the creation of an impressive open-plan kitchen, dining and family room. Flooded with natural light through extensive glazing and bi-folding doors, this spectacular space seamlessly connects the interior with the rear garden, making it ideal for both family life and entertaining.

The bespoke shaker-style kitchen is fitted with an extensive range of quality floor and wall-mounted units complemented by generous work surfaces. A substantial central island incorporates a traditional Butler sink, whilst integrated appliances include a tall fridge, tall freezer and dishwasher, wine cooler, together with a freestanding range cooker. Character features include an exposed mellow brick wall and an arched doorway leading to the adjoining utility room.

The front door opens into an entrance lobby with double doors leading to a spacious reception room. The elegant sitting room retains its period character with a reclaimed brick fireplace and open chimney (currently boarded), creating a warm and inviting reception room.

On the first floor, the principal bedroom benefits from a beautifully appointed contemporary en-suite shower room. There are two further double bedrooms together with a luxurious family bathroom designed as a stylish wet room. The fourth bedroom occupies the converted second floor, providing an ideal guest room, home office or teenager's retreat.

The property benefits from gas-fired underfloor heating throughout the ground floor, with radiators serving the first and second floors. The owners have also installed a modern economic private sewage treatment plant.

Agents Note: AI has been used to furnish some of the internal shots.



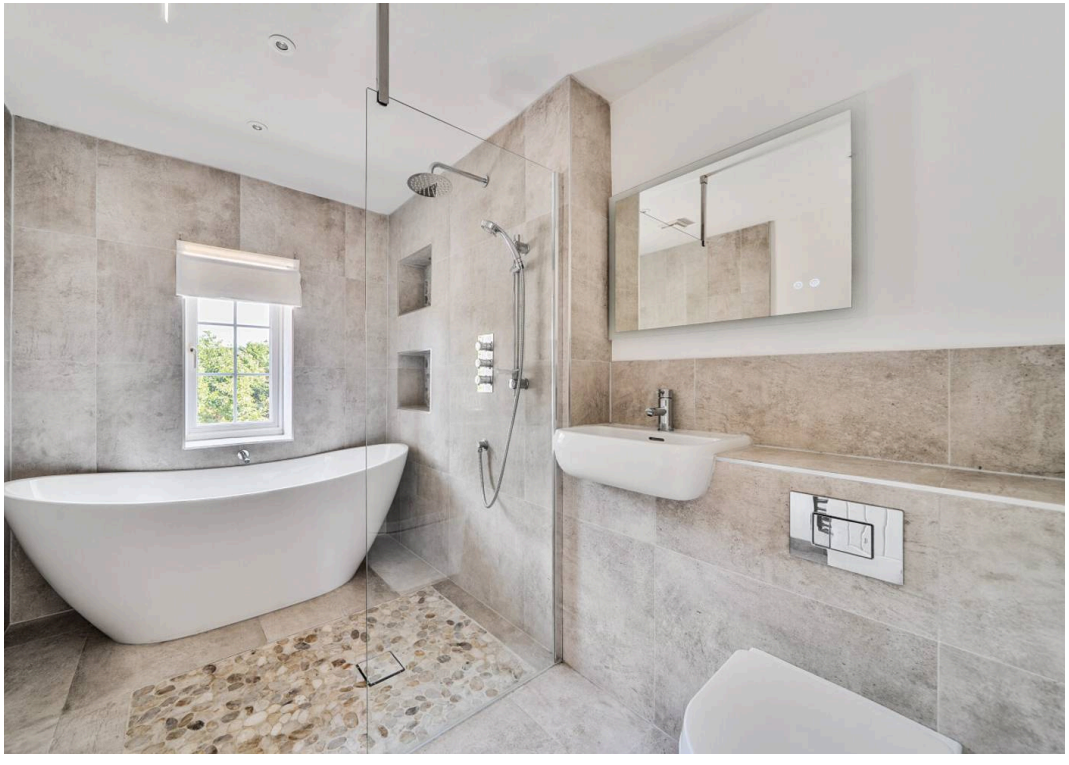




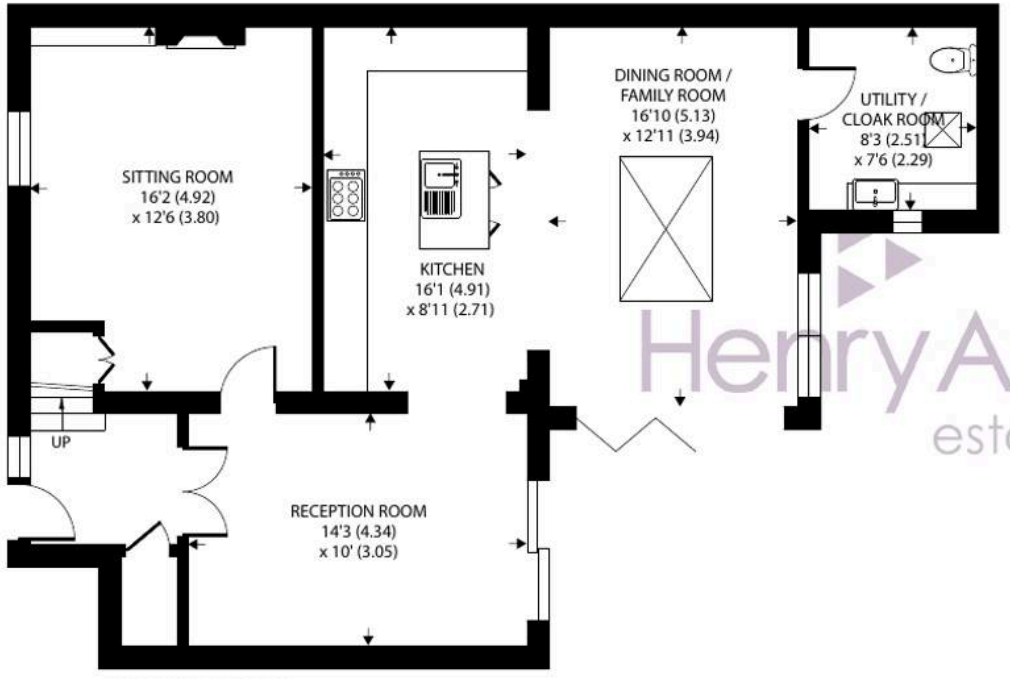




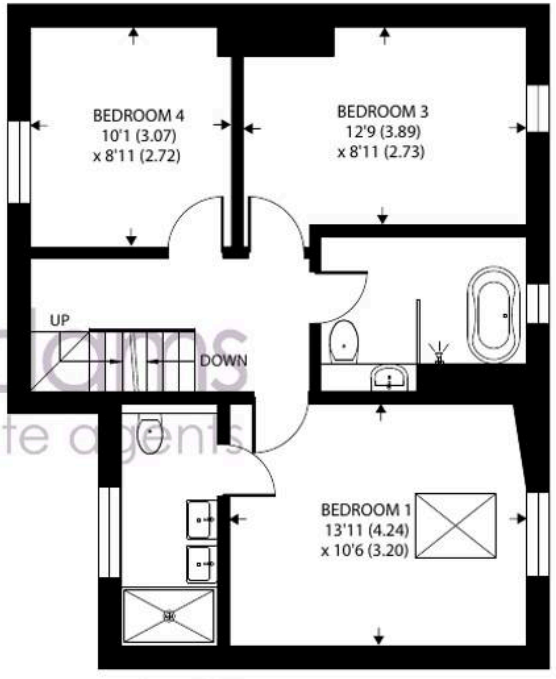




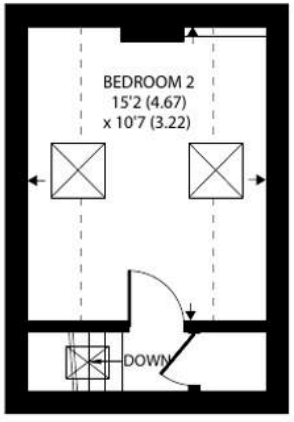




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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Denotes restricted head height

Approximate Area = 1516 sq ft / 140.8 sq m
Limited Use Area(s) = 62 sq ft / 5.7 sq m
Total = 1578 sq ft / 146.5 sq m
For identification only - Not to scale

Outside - The property is approached via a generous driveway providing off-road parking for several vehicles. The 0.15of an acre secluded rear garden is enclosed by mature hedging and fencing, predominantly laid to lawn with an attractive patio adjoining the family room, creating a wonderful extension of the living accommodation during the warmer months.

The Planning Permission includes the construction of a detached garage to the side of the property.

Agent's Note: Planning Application Ref: 21/01152/DOM.

Chichester District Council - 26/27 Tax Band C £2,187.48 EPC-D

Location - The village of Runcton is situated approximately three miles south east of Chichester. Within the village is The Walnut Tree pub and restaurant, and in the nearby village of North Mundham is a popular primary school, plus a farm shop on the Lagness/Pagham road. Also within the area there is the Chichester Free School combining primary and secondary schooling. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, Festival Theatre and a mainline station to London Victoria. Goodwood is located to the north and is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are excellent sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions - Proceed out of Chichester on Bognor Road and at the roundabout with the A27 take the third exit off into Vinnetrow Road. Proceed south passing Lakeside Holiday Park on your right and 2 Vinnetrow Cottages is approximately 200 meters along on the left. What3words - fight.safety.milk









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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.