



4 Willowmead Close

Runcton, Chichester, West Sussex PO20 1NH

Michael
Cornish
PROPERTY SALES & ACQUISITIONS





Chichester is surrounded by wonderful countryside

4 Willowmead Close

Runcton, Chichester, West Sussex

A superbly presented detached house with bright and airy accommodation comprising, 4 bedrooms, 3 bathrooms (two en-suite), 3 receptions and conservatory, kitchen/breakfast room, utility room, double garage, parking space for 6 vehicles, attached office, delightful westerly aspect rear garden, located in a desirable exclusive private cul-de-sac, nearby countryside and within easy reach of a popular primary school.



Exclusive private cul-de-sac

THE PROPERTY

4 Bedrooms
3 Bathrooms (2 en-suite)
Spacious landing
Entrance hall, Cloakroom WC, Study
Kitchen/Breakfast Room, Utility Room
Conservatory
Sitting Room and separate Dining room
Underfloor heating throughout
most of the ground floor (except reception hall)
Attached Office

OUTSIDE

Own drive Double Garage
Parking in all for about 6 vehicles
Neatly kept private rear garden
with a westerly rear aspect

Within easy reach of the highly regarded
North Mundham Primary school

THE PROPERTY

4 Willowmead Close is a superbly presented and well-appointed modern detached house with bright and spacious versatile accommodation, well positioned at the end of an exclusive private cul-de-sac with a wide frontage and plenty of parking space for at least six vehicles. Upon entering the house there is a welcoming reception hall with doors leading into a double garage and inner hallway. From the inner hallway doors lead to a front study, a cloakroom/wc, utility room, a dining room, a large sitting room with a fireplace and a kitchen/breakfast room. The double-aspect, open plan kitchen/breakfast room has an excellent range of stylish wall and base units, worktops with a range of built-in appliances, two ovens, microwave and hob, and continues into a large conservatory. From the inner hallway a staircase rises to the landing with doors leading to four bedrooms and an excellent family bathroom. The large principal bedroom has an ensuite bathroom with wash hand basin, wc, bath, a separate shower cubical and a large walk-in wardrobe. The second bedroom has an ensuite shower room with wc and wash hand basin. The house is superbly presented throughout and has the additional benefit of underfloor heating throughout the majority of the ground floor. It has a comfortable light and airy atmosphere, set well back on its plot with an excellent frontage and delightful sunny westerly aspect rear garden.

Exclusive private cul-de-sac about 2.5 miles south of the city centre and near countryside























CHICHESTER Cathedral city

4 Willowmead Close is tucked away in a desirable private cul-de-sac in Runcton, about 2.5 miles south of the city centre. Chichester was founded by the Romans during the first century AD and the surrounding areas are steeped in history, with a number of fascinating archaeological remains from the Roman Conquest such as the existing remains of the tall defence walls, which now provide a walk through the City. The shopping centre is accessed through level pedestrianised areas leading to the well preserved and beautiful Chichester Cathedral founded in 1075. The elaborate octagonal Market Cross stands at the centre of Chichester and is believed to have been built in 1501 and subsequently restored at the expense of Charles Lennox, 2nd Duke of Richmond in 1746. Much of the City centre was built during the Georgian and Victorian periods and one of the most imposing buildings in the City today is the Georgian (former) Corn Exchange built in 1833. There are beautifully kept parks and 'The Ship Canal' from the City Basin is navigable for about 2 miles by canoe and rowing boats to Donnington and there are a further 2 miles of walks beside the canal leading to Chichester and Birdham Marinas. About a mile from the City centre there is the Nuffield Hospital (private patients) and NHS St Richard's Hospital. There are a wide variety of amenities including: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club, rugby football club. Other attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. There are a good selection of schools locally and accessible from Chichester including; Jessie Young husband Primary school, Chichester Free school, Chichester High School, Bishop Luffa, Oakwood, Prebendal (with Cathedral Choir school), Chichester University, Great Ballard, Slindon College, Dorset House, Seaford College, Bedales Petersfield, The Portsmouth Grammar school, nearby to Goodwood 4 miles to the south Westbourne House.







GARDENS & GROUNDS

4 Willowmead Close is located in a private cul-de-sac approached over a large brick paved driveway providing a parking area for about six vehicles in front of a double garage. There is a separate side entrance leading to the neatly kept enclosed rear garden, which has an excellent degree of privacy bordered with flower beds, shrubs, small trees with an expanse of level lawn with a sun-trap terrace and a westerly rear aspect.



COMMUNICATION & TRAVEL LINKS

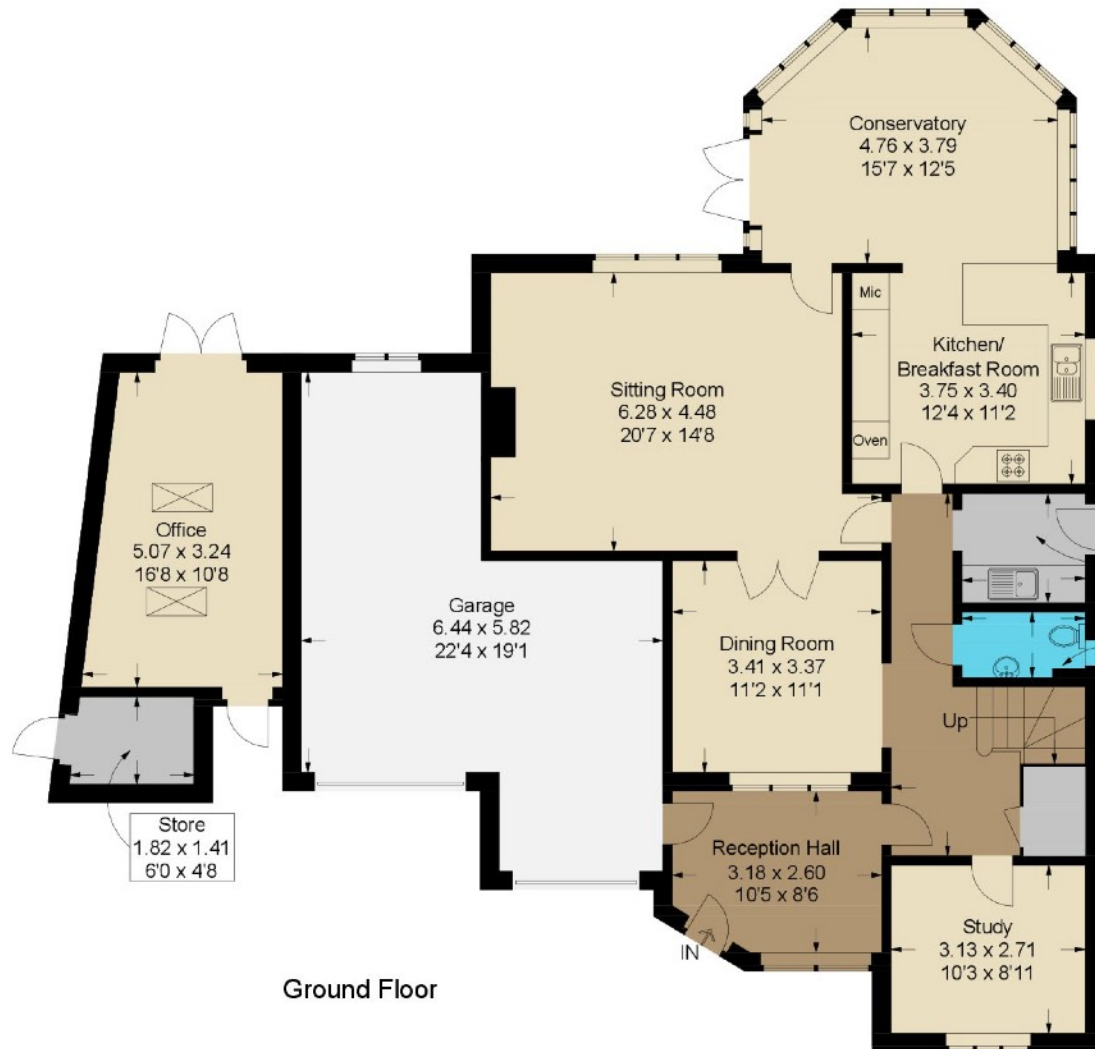
Chichester has a mainline rail station with links to: London Waterloo via Havant (95mins) and London Victoria (105mins) via Chichester. The A3 (M) motorway is about (17 miles) connecting to the M25 Junction10 and central London about (75miles) and Airports at Heathrow (59miles) or alternatively Gatwick via A27/A24 (55miles) and Southampton (40 miles) and Portsmouth (10miles), both with ferry services to the Isle of Wight, The Channel Isles and Europe, distances and times are approximate and travel times may vary.





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Approximate Gross Internal Area = 252.2 sq m / 2715 sq ft



Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Goodwood Racecourse



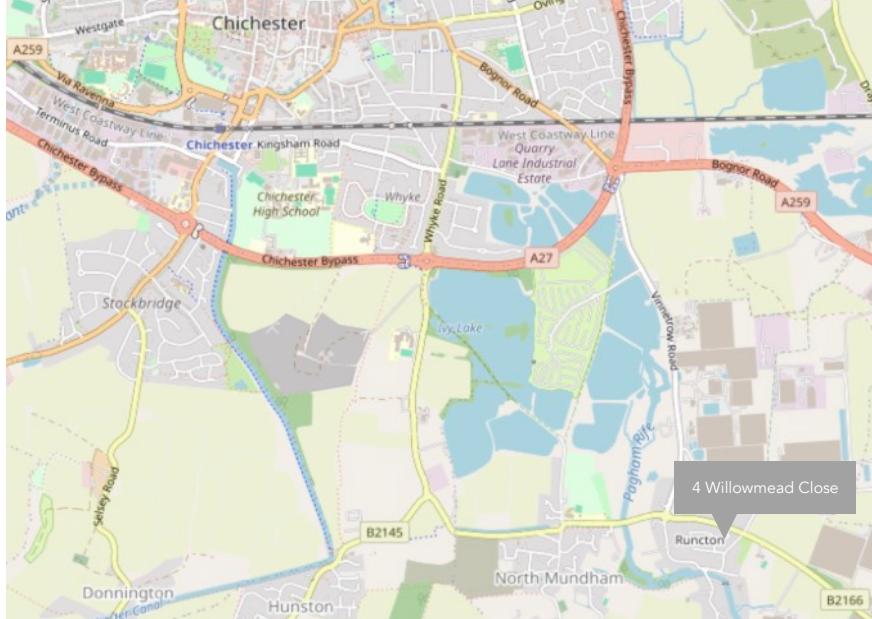
Goodwood Revival



Chichester Marina



West Wittering Beach



Chichester Harbour & The South Downs

COASTAL & COUNTRY PURSUITS

Chichester is renowned for its sailing amenities and attractions including: the Goodwood Festival of Speed and Goodwood Revival motoring events, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. Golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside is an Area of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways. There are miles of sandy beaches at the Witterings, which has been awarded the 'Blue Flag' international status for excellence. A few miles to the south east is Bracklesham Bay a designated area of Special Scientific Interest for wild life and with a lovely beach it's ideal for bathing in the sea, as many people do who belong to the Bracklesham Bay Bluetits, who regularly meet for a healthy dip in the sea. The RSPB nature reserve is situated at Pagham Harbour. Chichester has about 17 miles of harbour channels leading out to The Solent, and thousands of moorings and registered vessels and about 2,000 berths with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), Thornham Marina, Sparkes Marina and Northney Marina at Hayling Island and 14 sailing clubs. Further attractions include: Ashling Park Estate Vineyard and Restaurant, Tinwood Estate Vineyard, Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Castle and Wetland Centre Wildfowl nature reserve, Fishbourne Roman Palace, Stansted Park, Petworth House and Goodwood House.

SERVICES: Mains electricity, water, gas and drainage.

Note: The buyers surveyor should inspect and verify all services.

Willowmead Close: Private Road each Resident Annual 2025 charge: £200

COUNCIL TAX Band: G Year 2025/26: £3,911.93

EPC Rating: C

PROPERTY INFO: Land Registry Title number: WSX281816

LOCAL AUTHORITY: Chichester District Council T: 01243 785166

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Viewing by Appointment

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