



Punches Corner Punches Lane, South Mundham, PO20 1NA

Guide Price £1,000,000

Punches Corner, South Mundham

A home of character in Idyllic South Mundham

- Set in approximately 1.43 acres of mature landscaped gardens
- Charming Edwardian origins with high ceilings and character features
- Versatile single storey residence with potential to extend into vast loft space
- Spacious kitchen/breakfast room
- Sitting room with multifuel burner in feature fireplace
- Dual aspect principal bedroom suite with dressing room and large bathroom
- Detached double garage with two large workshops
- Long private driveway
- Idyllic semi-rural setting just four miles south of Chichester

Set amidst 1.43 acres of mature, park-like gardens, this charming residence combines timeless character of its Edwardian origins with thoughtful modern updates. Just four miles south of Chichester, it offers a rare balance of rural tranquillity and easy access to the city and coast.

From the moment you arrive, the long block-paved driveway creates a sense of approach, opening to a detached double garage and spacious workshops at the rear.





Inside, the home unfolds with a sense of warmth and versatility. The welcoming hallway sets the tone, leading to an elegant dining room where high ceilings and a feature fireplace hint at the property's Edwardian origins. A bright dual-aspect study provides a perfect retreat for reading, working or quiet reflection, while two bedrooms in this wing offer comfortable family or guest accommodation.

At the heart of the home lies the kitchen breakfast room, a light-filled space refitted with classic shaker style cabinetry, Minerva worktops and quality appliances including a Neff double oven and AEG induction hob. For those who appreciate tradition, the oil-fired Stanley stove offers the pleasure of cooking in the old way while also serving the central heating. A handsome pine dresser in the breakfast area adds a touch of country charm.

Adjoining the kitchen are two interlinked sitting rooms, creating both intimacy and flow. The principal sitting room centres around a multifuel burner in a striking fireplace surround, a welcoming spot to gather on cooler evenings.

The principal suite enjoys its own private wing. A spacious, dual-aspect bedroom, a dedicated dressing room with wall-to-wall wardrobes and a large bathroom with a walk-in shower, designed for comfort and practicality.

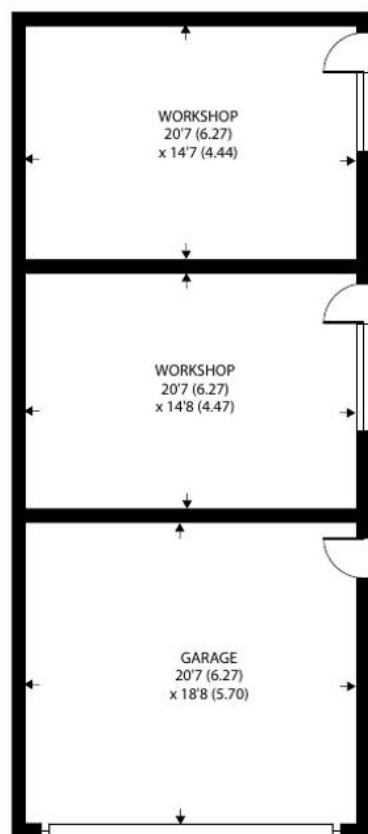


Above, a vast boarded roof space with four Velux windows hints at further possibilities, whether for expansion, hobbies or storage.

Beyond the walls, the gardens truly define this home. With sweeping lawns, mature trees and colourful borders, they create a sense of peaceful seclusion while offering endless scope for outdoor living. Whether hosting summer gatherings, tending to the grounds or simply enjoying the wildlife that flourishes here, the setting is a constant source of delight.







GROUND FLOOR

Approximate Area = 2026 sq ft / 188.2 sq m

Garage = 385 sq ft / 35.7 sq m

Outbuildings = 602 sq ft / 55.9 sq m

Total = 3013 sq ft / 279.8 sq m

For identification only - Not to scale



Location - The hamlet of South Mundham is approximately four miles south east of Chichester. Nearby Runcton, offers a public house/restaurant and a farm shop on the Lagness/Pagham road. In the nearby village of North Mundham there is a popular primary school. 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 south down Vinnetrow Road and at the roundabout proceed straight over into Mill Lane. Follow the road south into Runcton Lane. Continue along this road taking the first turning left into Bowley Lane (signposted Bowley Banwell). Continue south, pass the turning left for Bowley Lane, and on into Punches Lane where Punches Corner is on right after a short distance. What3words - factor.twins.matter

Chichester District Council - 25/26 Tax Band E £2,868.75

EPC-E





Henry Adams - Chichester

Henry Adams LLP, Rowan House Baffins Lane - PO19 1UA

01243 533377

chichester@henryadams.co.uk

www.henryadams.co.uk/

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.