



The Old Post Office, Post Office Lane, North Mundham, PO20 1JY

Guide Price £725,000

# The Old Post Office, North Mundham

A distinguished Grade II Listed village home with rich history and modern family living.

- 2,138 sqft of character and charm
- Grade II listed
- Large open plan kitchen/family room
- Sylvarna kitchen units, plus integrated appliances
- Spacious sitting room with access to south facing rear garden
- Study/bedroom five
- Four bedrooms
- En-suite principal bedroom
- Large workshop
- Off-road parking for two cars

Situated in the heart of a mature village setting approximately two and a half miles south of Chichester, The Old Post Office is a charming Grade II listed residence of considerable character and historical significance.

Believed to date from the late Victorian era, the property once served as the focal point of North Mundham village, accommodating both the Post Office and Telegraph Office following the introduction of the telephone in 1903. Carefully converted and sympathetically extended over the years, it now offers spacious and versatile family accommodation while retaining many of its original period features.





The welcoming entrance hall incorporates a practical boot room and leads through to a generous sitting room, where French doors open onto the rear garden.

At the heart of the home is an impressive open-plan kitchen, dining and family room, thoughtfully designed for modern living. The kitchen is fitted with high-quality Sylvarna oak-fronted cabinetry, granite worktops and a central island with breakfast bar and vegetable preparation sink. Integrated appliances include a dishwasher, washing machine, fridge and freezer, while there is ample space for a range-style cooker. A separate study, which could also serve as a fifth bedroom, provides valuable flexibility.

The first floor offers four well-proportioned bedrooms and a family bathroom. The dual-aspect principal bedroom enjoys a distinctive oriel window and benefits from an en-suite bathroom. The spacious landing incorporates an attractive seating area and gives access to a substantial walk-in wardrobe.

Outside, a private driveway provides off-road parking for two vehicles. A side gate leads to the beautifully maintained south-facing rear garden, featuring an extensive lawn, generous patio terrace, mature planting and borders, and a west-facing summer house. A brick-built workshop with power and lighting offers an ideal space for hobbies, storage or DIY projects.

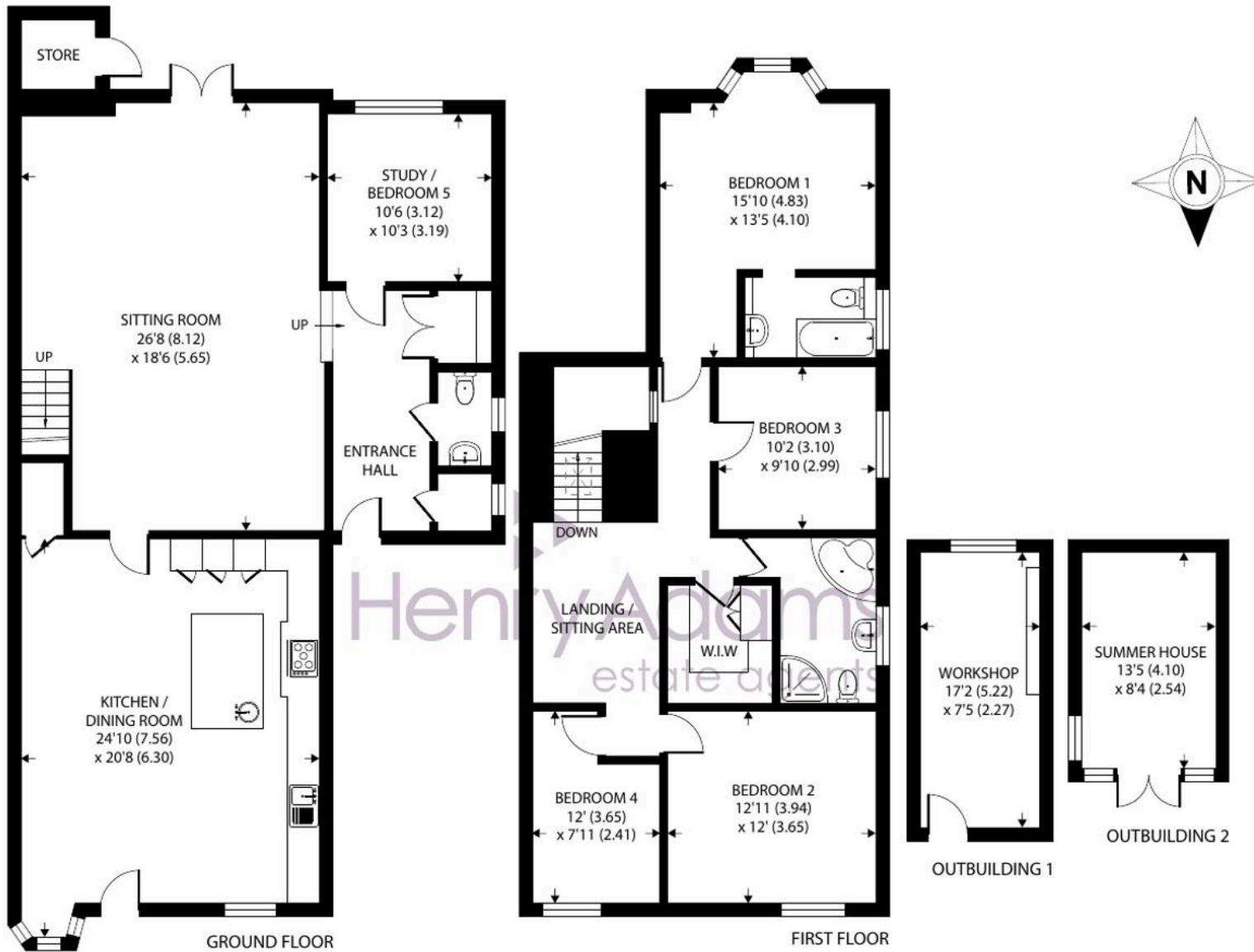
Combining period charm, practical family accommodation and a delightful village location, The Old Post Office presents a rare opportunity to acquire a unique and characterful home.

Chichester District Council - 25/26 Tax Band F £3,390.35 EPC-D Grade II listed









Approximate Area = 2138 sq ft / 198.6 sq m

Outbuilding = 260 sq ft / 24.2 sq m

Total = 2398 sq ft / 222.8 sq m

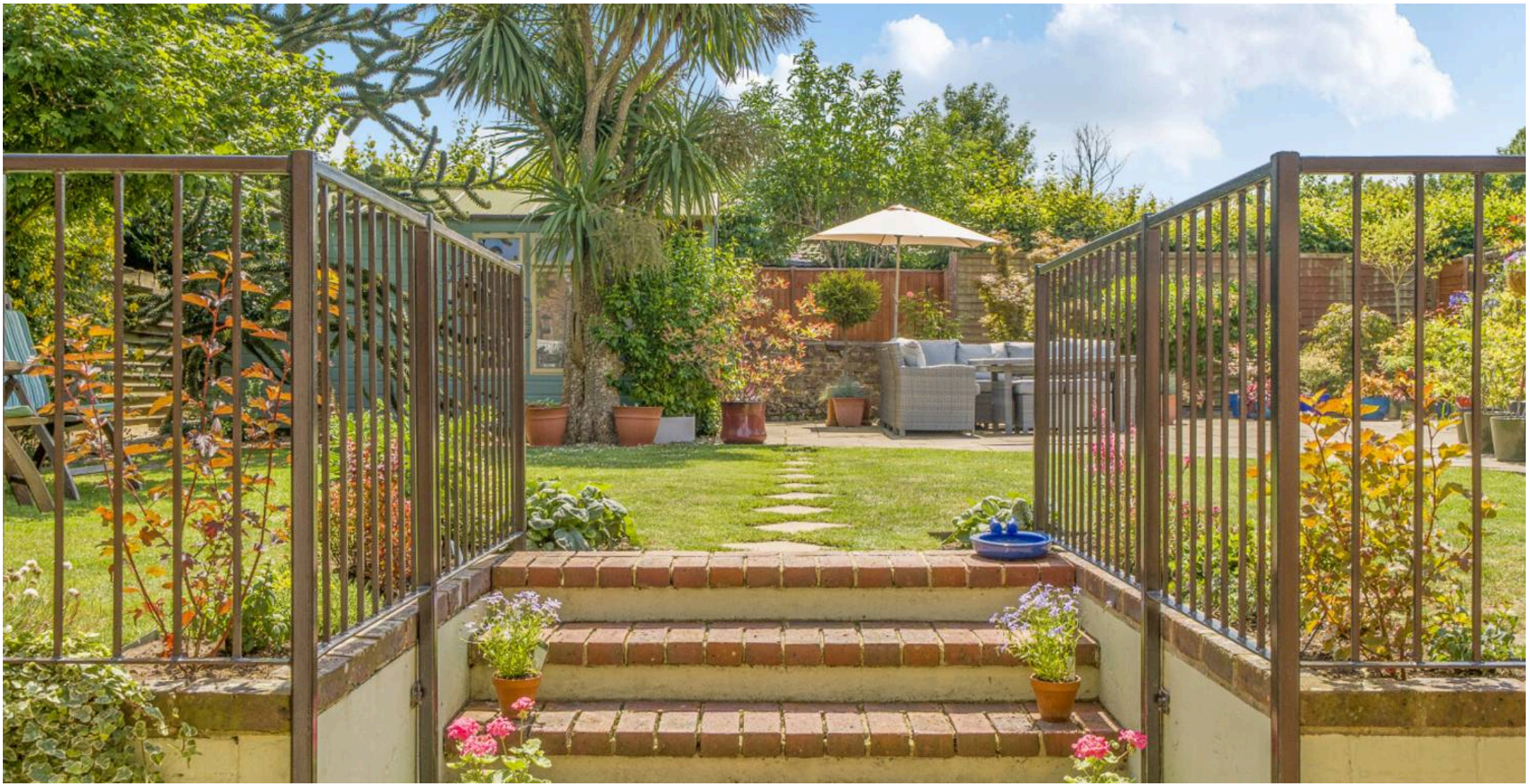
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**Location** - The semi-rural village of North Mundham is situated approximately two miles south east of Chichester. Within the village is a popular primary school and church. In the nearby village of Runcton there is The Walnut Tree public house and restaurant, plus a farm shop on the Lagness/Pagham road. 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. 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** - From Chichester take the third exit off at the Bognor Road roundabout into Vinnetrov Road. At the mini roundabout take the third exit and pass through the village. As the road bears round to the left with the school on your right hand side, take the turning left and follow the road down, turning left at the mini roundabout into Post Office Lane. The Old Post Office is on the right before Hermitage Close.  
what3words -stand.during.reef





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