



Apuldram Goodwood Gardens, Runcton - PO20 1SP

Guide Price £685,000 - No Onward Chain



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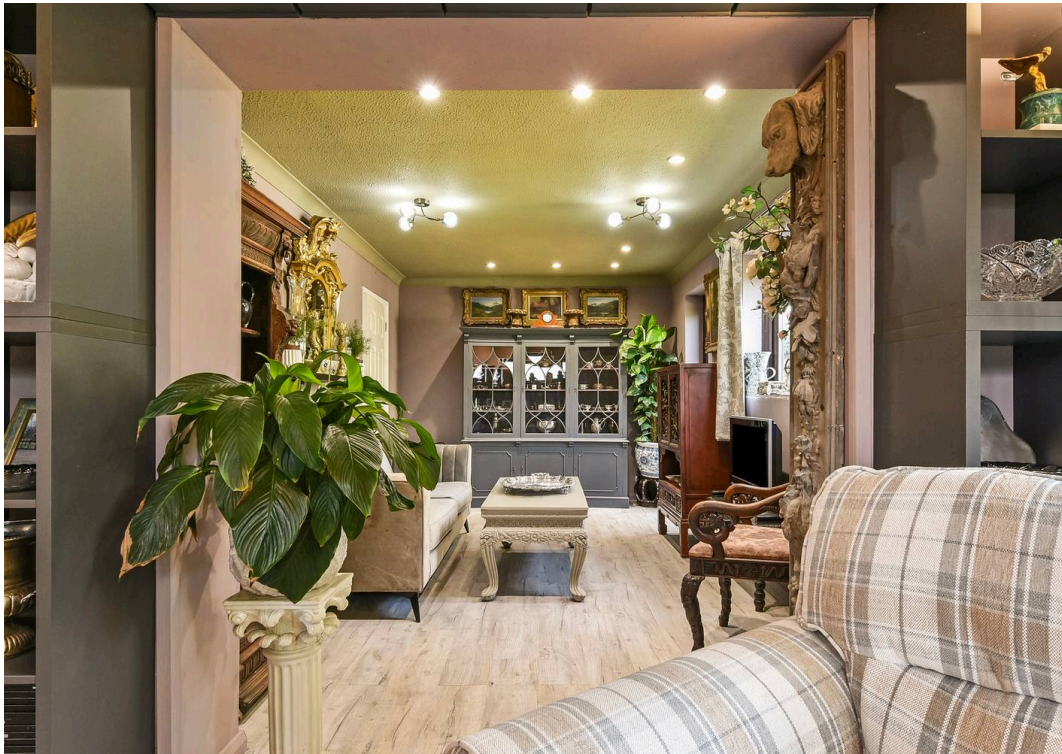
Apuldram Goodwood Gardens

Runcton, Chichester

Substantial detached home in Goodwood Gardens, Runcton, with four double bedrooms, mature private gardens, ample parking, double garage and annexe potential. No chain.

- Substantial detached family residence
- Highly regarded Goodwood Gardens address
- Generous mature plot with excellent privacy
- Bright contemporary kitchen/breakfast room
- Four double bedrooms and three bathrooms
- Attractive established gardens
- Integral double garage and large utility room
- Ample off-road parking
- Annexe, studio or multi-generational home potential (stpp)
- No onward chain/vacant possession







Accommodation

Apuldram is a substantial detached family residence occupying a generous mature plot within the highly regarded Goodwood Gardens in Runcton. Offered with **no forward chain and vacant possession**, the property provides an impressive combination of space, privacy and flexibility, making it an excellent choice for families, those seeking multi-generational living, or buyers looking for a home with genuine long-term potential.

The property extends to approximately 2,525 sq ft including the integral double garage and is arranged over two floors. A spacious driveway provides ample off-road parking, while the attractive established gardens create a wonderful sense of privacy and a strong first impression.

On entering the home, the vaulted entrance hall immediately sets the tone, giving a real feeling of space and character. The main sitting room is a particularly generous reception room, measuring over 26ft in length, with direct access to the garden and plenty of space for both everyday family living and entertaining. A separate dining room provides a more formal setting for meals and gatherings, while a dedicated study offers a useful home working space.

The bright, contemporary kitchen/breakfast room forms the heart of the home, with a central island and sociable layout ideal for modern family life.





A guest cloakroom and large utility room add further practicality, while the utility and integral double garage area offer particularly exciting future potential.

Subject to any necessary consents, this part of the house could lend itself to a variety of uses, including annexe creation, guest accommodation, a home office, studio, therapy room, or space for multi-generational living. It may also appeal to buyers looking to reconfigure, extend or create a more self-contained area within the home.

Upstairs, there are four double bedrooms, providing excellent family accommodation. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by further bathroom facilities.

With three bathrooms in total (including the en-suite), the layout is well suited to busy family life, visiting guests and larger households.



Outside, the gardens are a real feature of the property. Mature, established and beautifully private, they provide a peaceful setting for outdoor dining, entertaining, gardening or simply enjoying the surroundings. Two timber sheds offer useful additional storage, while the overall plot gives the property a settled and secluded feel.

The vendor advises that a number of improvements have been carried out within approximately the last two to three years, including the boiler, driveway, kitchen, third bathroom, guest cloakroom, downstairs veneered flooring, upstairs carpets and two timber sheds. Buyers should verify these details through their own enquiries where required.

Apuldram offers a rare combination of generous accommodation, mature gardens, ample parking and exciting future potential, all within a friendly residential environment on a highly regarded road.

With no chain, vacant possession and excellent scope for annexe creation, home working or multi-generational living, this is a superb home with immediate appeal and long-term versatility.



Location

Goodwood Gardens is a highly regarded residential address in Runcton, a popular village-style setting just south of Chichester. The road is known for its well-kept appearance, friendly residential environment and attractive surroundings, making it appealing to families, retirees and buyers seeking a peaceful yet convenient place to live. Runcton offers a lovely semi-rural feel while remaining within easy reach of Chichester city centre, with its excellent range of shops, restaurants, cafés, schools, leisure facilities and cultural attractions, including Chichester Festival Theatre and Pallant House Gallery.

The city also offers a mainline railway station with services along the coast and towards London. The surrounding area is ideal for those who enjoy the outdoors, with countryside walks, Chichester Harbour, the South Downs National Park and the beaches at the Witterings all accessible by car. Goodwood, renowned for its motor racing, horse racing and countryside events, is also within easy reach, adding to the lifestyle appeal of this sought-after location.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C



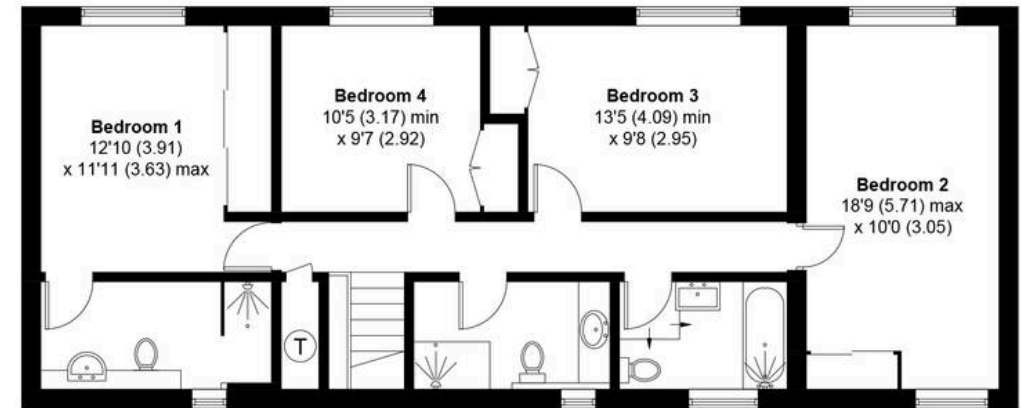
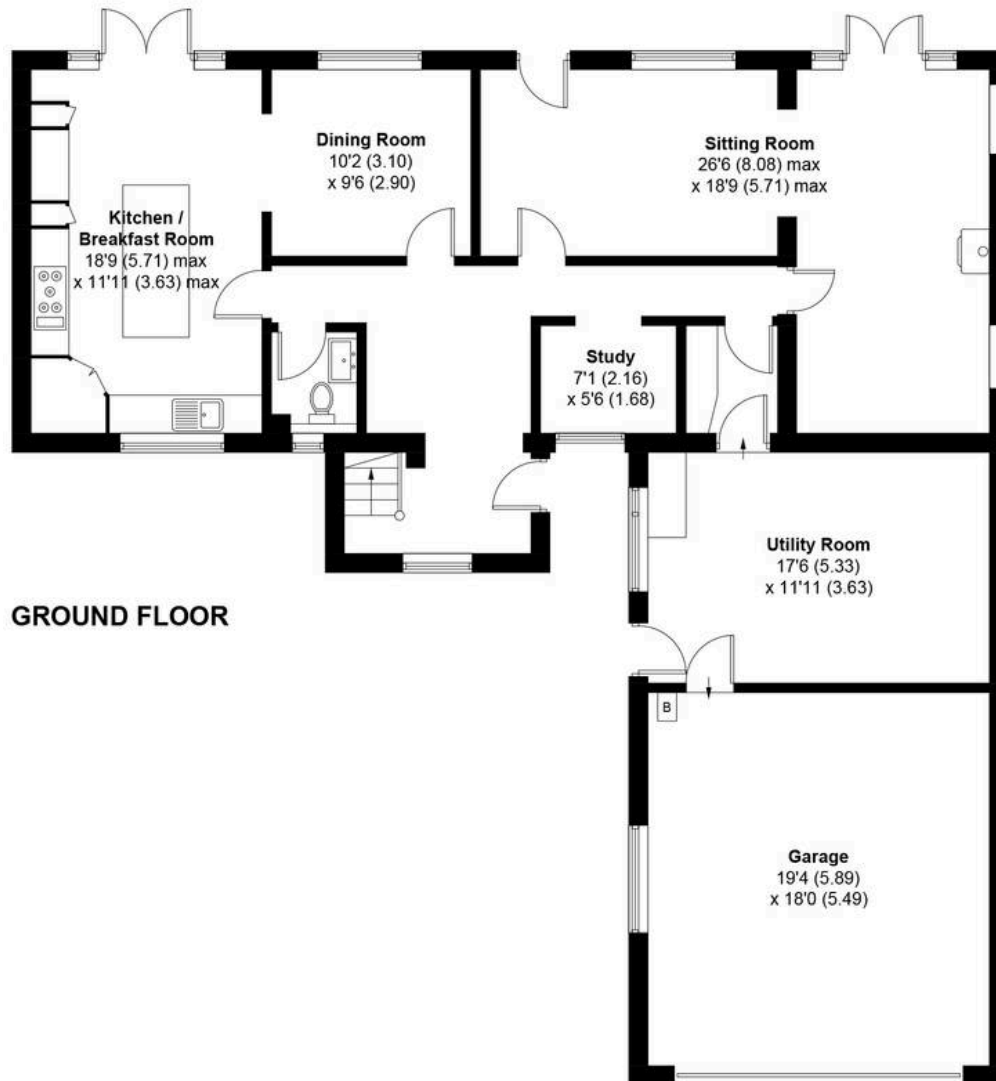




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APPROXIMATE GROSS INTERNAL AREA = 2525 SQ FT / 234.6 SQ M
(INCLUDING GARAGE)



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. Created by Emzo Marketing (ID1114884)



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