

Bell & Blake
SALES & LETTINGS

3 Vinnetrow Cottages, Vinnetrow Road, Runcton, Chichester West Sussex

Asking Price £695,000

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- Fantastic well proportioned family home
- Ample off street parking
- Large private family garden with home office to the rear
- Openplan living space
- Separate cosy living room
- Loads of original period features
- New kitchen, bathrooms, carpets etc throughout.





A substantially extended four-bedroom period cottage offering approximately 1,682 sq ft of beautifully renovated accommodation, three versatile reception rooms, a large private garden and a detached garden room/home office of approximately 113 sq ft. Key features: • Approximately 1,682 sq ft of family accommodation, plus detached garden room/home office • Three separate living spaces, ideal for family life and home working • Newly fitted kitchen opening into a light-filled garden room • Character living room with exposed flintwork and wood-burning stove • Principal bedroom with walk-in wardrobe and en-suite shower room • Three further well-proportioned bedrooms and modern family bathroom • Large private garden and ample off-road parking • Extensively renovated and extended by the current owners Thoughtfully designed for modern family life, the house combines generous, flexible accommodation with the warmth and character of a traditional flint cottage. Its separate living room, dining room and garden room allow several activities to happen comfortably at once, while the detached garden room provides an excellent dedicated workspace away from the main house. The result is a spacious, turnkey home with significantly more versatility than its cottage exterior initially suggests.

Council Tax Band: C

The Property Ombudsman



Main area: Approx. 156.3 sq. metres (1681.9 sq. feet)

Plus outbuildings, approx. 10.5 sq. metres (112.7 sq. feet)

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Location

3 Vinnetrow Cottages enjoys a semi-rural setting in the village of Runcton, approximately two miles southeast of Chichester. The property combines a peaceful village environment with convenient access to the city centre, the A27 and Chichester railway station, which provides regular services towards London Victoria, Brighton and Portsmouth. Local amenities include The Walnut Tree pub and restaurant and Runcton Farm Shop, while nearby North Mundham offers a primary school, village hall, playing field and further community facilities. Chichester Free School is also within the surrounding area. The cathedral city of Chichester provides an excellent range of shops, restaurants and cultural attractions, including the renowned Festival Theatre. Goodwood's internationally recognised motorsport and racing events are easily accessible, while Chichester Harbour, the South Downs and the beaches at West Wittering offer exceptional opportunities for sailing, walking, cycling and coastal recreation. This convenient position makes the property particularly well suited to families and buyers seeking generous semi-rural living without sacrificing access to the city, coast or wider transport network.











