



Vista Lea, Vinnetrow Road, Runcton, PO20 1QB

Guide Price £825,000

## Vista Lea, Runcton

A stunning detached chalet style residence offering spacious versatile accommodation and a rural view.

- Grand entrance hall
- Sitting room
- Fabulous kitchen/family room
- Ground and first floor en-suite bedrooms
- Principal suite with spa bath and walk-in wardrobe
- Balcony overlooking the west facing garden
- Double garage
- Village location

Constructed in 2011 and meticulously updated by the current owners since the original purchase.

Upon entry, a grand entrance hall welcomes you with a vaulted ceiling and a staircase leading to an elegant galleried landing. The dual aspect sitting room boasts views of the westerly aspect rear garden and features French doors opening onto the southerly facing patio. The impressive kitchen/dining room serves as the heart of the home, featuring a modern design. Integrated appliances include a double oven, induction hob and dishwasher and French doors open to the rear garden. A separate utility room offers convenience with integrated washing machine and internal access to the double garage with an electric door.





The ground floor comprises a double bedroom with an en-suite shower room, a further bedroom and a separate bathroom.

The primary and guest bedrooms are located on the first floor, both enjoying en-suite facilities. The primary bedroom benefits from a full bathroom with a spa bath and separate shower unit, a spacious walk-in wardrobe and French doors opening onto a westerly facing balcony, providing uninterrupted rural views.

Externally, the property is approached via a partially shared driveway leading to a gated private entrance with a sliding privacy gate. A broad gravel driveway offers ample parking and leads to the garage. The rear garden features a sizeable, paved patio leading to an expansive lawn area, ideal for outdoor relaxation.

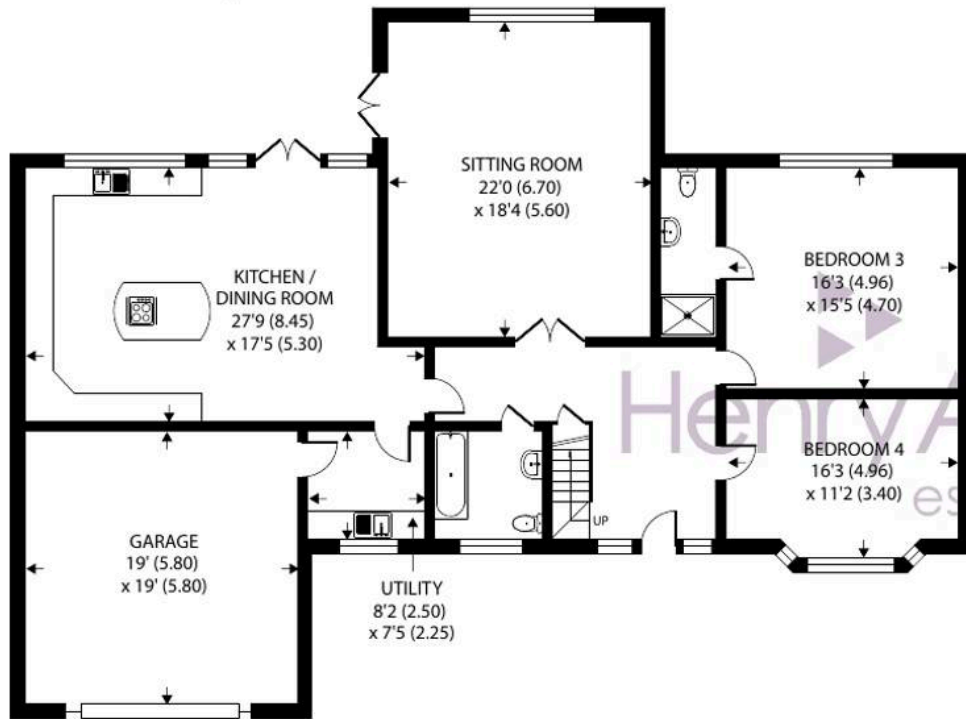
Chichester District Council - 25/26 Tax Band G £3,911.93 EPC-C



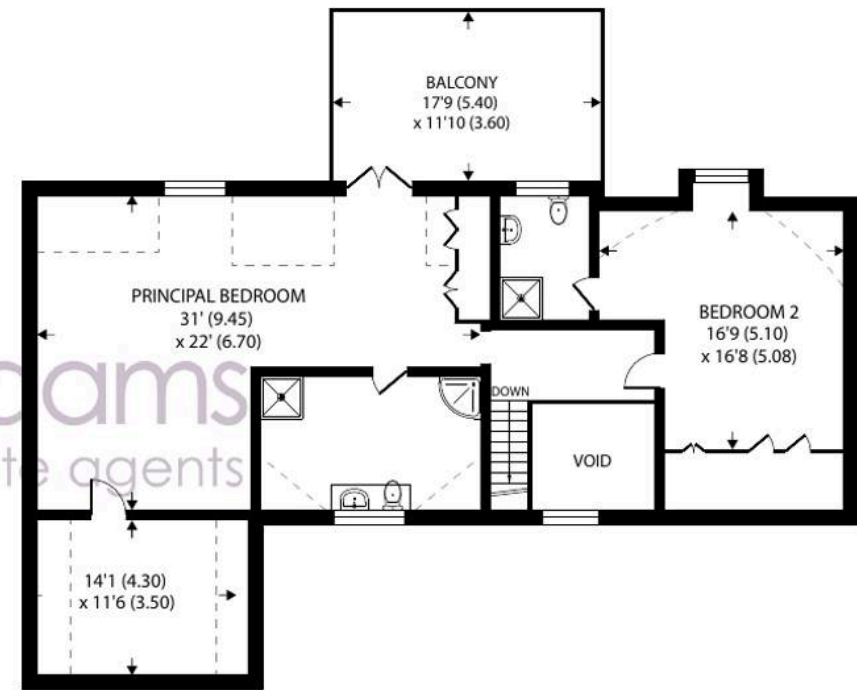




Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

Approximate Area = 2872 sq ft / 266.8 sq m (excludes void)  
Limited Use Area(s) = 174 sq ft / 16.1 sq m  
Garage = 362 sq ft / 33.6 sq m  
Total = 3408 sq ft / 316.5 sq m

For identification only - Not to scale



**Location** - The village of Runcton is situated approximately three miles south east of Chichester. Within the village is The Walnut Tree pub and restaurant, and in the nearby village of North Mundham is a popular primary school, 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 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** - What3words - spout.pushed.zealous

**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.

To arrange a viewing call 01243 533377 view details online at [henryadams.co.uk](http://henryadams.co.uk)

