



Merston House

Chichester

Set in beautifully groomed grounds,
a handsome Grade II Listed, Regency
residence with vistas to countryside.

Merston House, Merston, Chichester, PO20 1EA

Chichester Railway Station 3.2 miles (London Victoria from 1hr 35 mins), Goodwood 3.8 miles,
Bognor Regis Beach 4.7 miles, Chichester Marina 5.2 miles, Bracklesham Bay 8.3 miles, Ports-
mouth International Port 19 miles, Southampton Airport 34.8 miles, Brighton 33 miles

Features:

40 ft verandah | Reception hall | Drawing room | Sitting room
Dining room | Orangery/kitchen/breakfast/living room
Office | Ground floor bed suite with shower room
2 Cloakrooms | Coat room with adjacent shower room
Laundry | Principal bedroom suite with dressing room and en
suite bathroom | 5/6 Further bedrooms, one en suite
Two further bathrooms | Studio/garden office | Pavilion/
summer sitting room | Store | Large driveway and separate
enclosed courtyard, both electronically gated | Gardens
Planning permission granted for triple garage | EPC Rating F

About 1.34 acres in all





The property

With stunning architectural design, the composition of Merston House has evolved to the current-day configuration which offers 4,549 sq. ft of sympathetically enhanced and elegantly styled accommodation, with a charming verandah at the entrance portal creating a grand sense of arrival. Providing an opulent home perfectly suited to entertaining, whilst also offering the comfort of a modern living environment, the property showcases period detail and ornamentation alongside contemporary interior design. Reception areas comprise adjacent drawing and sitting rooms with feature fireplaces and French doors which open to the impressive dining room, which is filled with natural light, provides a splendid setting to host guests and affords a seamless transition to the garden. The convivial heart of the home is provided by a superb orangery encompassing a high quality kitchen featuring a vast island unit, and relaxed dining and casual seating zones, with an expansive glass roof creating a sociable space with views to the skies.

The ambience continues in the bedroom accommodation with Merston House offering seven deluxe rooms and six stylishly-designed bath/shower rooms. Set over three levels, these sleeping quarters provide luxury, versatility and a hospitable welcome for overnight guests.

Planning has been granted for a detached triple car garage block. Details can be viewed on the Chichester District Council website, Ref 0/22/01168/DOM

Outside

The garden and grounds reflect attentive and creative design concepts which provide a series of outdoor settings which are a visual delight and a joy to engage with. Features include a sunny, south-facing paved courtyard; an expanse of lawn framed by attractively planted borders; a geometric, fresh water koi pond with rockery waterfall which has been designed to dual as a freshwater swimming pool. Paved terracing just outside the dining room, with a further paved seating spot adjoins the delightful garden pavilion with kitchen and garden stores.









Beyond the immediate garden, there is a naturalist area with longer grass interspersed with trees creating a haven for wildlife, with a gate at the far margin connecting to the surrounding countryside. At the frontage to the house, white wrought-iron gates set within brick columns, open onto a swathe of gravelled driveway which is bordered by a beautifully-planted and manicured bed of topiary and colourful shrubs. An additional paddock is available on lease.

Location

Merston is an idyllic rural hamlet, surrounded by farmland, and situated just to the south-east of the historic City of Chichester. Nearby Runcton has an excellent farm shop which offers farm grown fruit and vegetables; local meats, wines and craft beers, as well as delicatessen items, with a well-regarded café also on site. Chichester provides a comprehensive range of shopping, leisure and cultural amenities, including the renowned Festival Theatre and Pallant House Gallery, as well as a mainline station with services to Portsmouth, Southampton, Gatwick and London Victoria. Excellent schooling in the independent sector, includes The Predental School, Westbourne House and Portsmouth Grammar School.

Directions

From the A27/Chichester By-pass, at the Bognor Road Roundabout, take the exit to join the A259. Remain on the road for approximately 1 mile and then turn right at the sign-post for Merston. Follow Marsh Lane and after approximately 0.4 mile the property will be found on the left.

General

Local Authority: Chichester District Council

Services: Mains electricity & water. Private drainage. Oil-fired central heating.

Council Tax: Chichester District Council

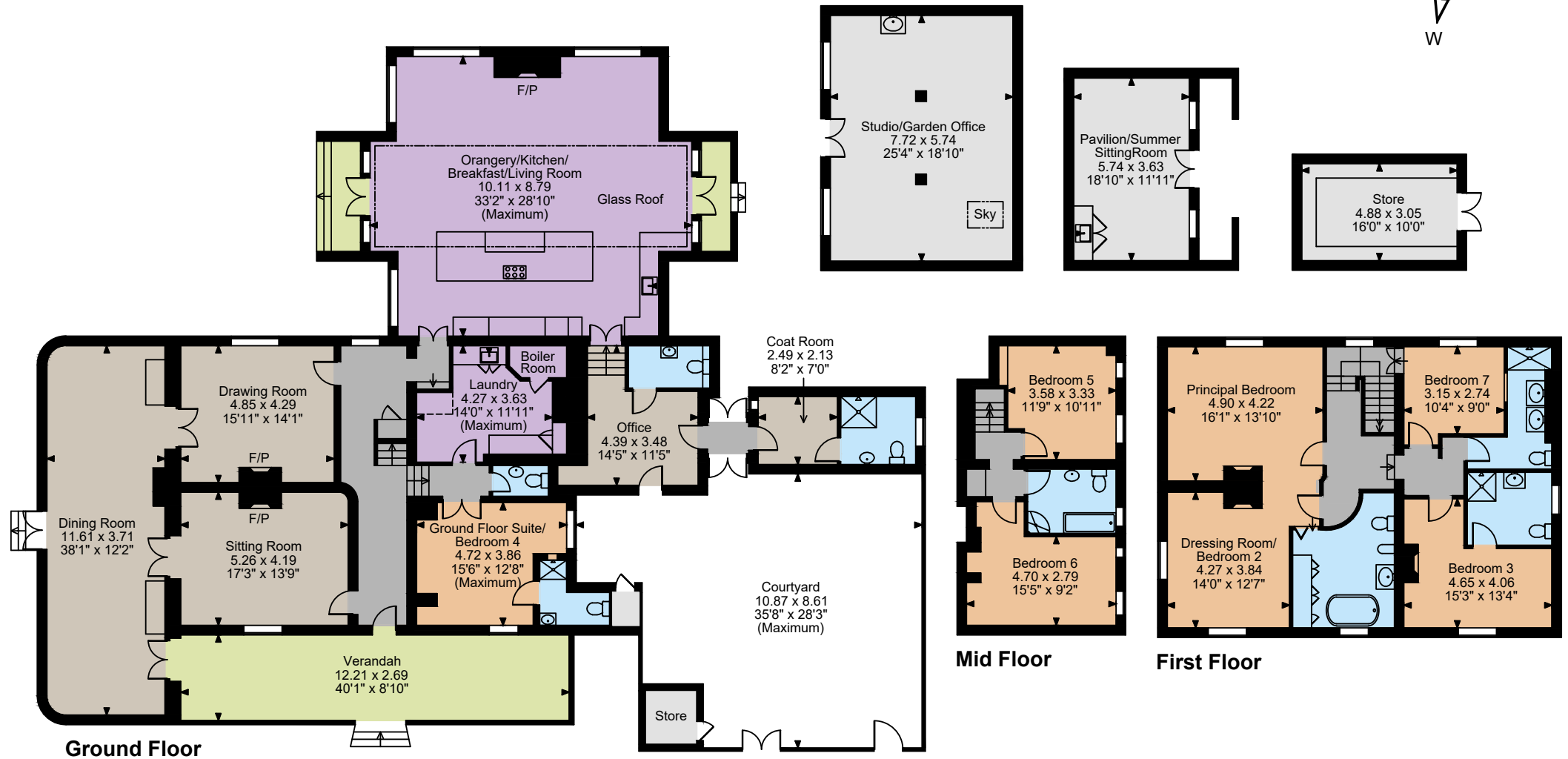
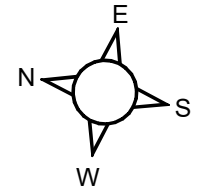
Tenure: Freehold

'Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.'





Merston House Merston, Chichester
 Main House internal area 4,549 sq ft (422 sq m)
 Outbuildings internal area 861 sq ft (79 sq m)
 Total internal area 5,410 sq ft (502 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

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Strutt & Parker Chichester
31 North St, Chichester PO19 1LY

+44 (0) 1243 684796
chichester@struttandparker.com
struttandparker.com

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and Scotland, including Prime
Central London

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