



Runcton Mill, Runcton, Chichester, West Sussex

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 



Runcton Mill, Runcton, Chichester, West Sussex PO20 1PR

A charming, historic Grade II Listed former mill, in an idyllic waterside setting within easy reach of the seashore and the city

A27 (Chichester By-pass) 1.3 miles, Chichester Railway Station 3 miles (London Victoria from 1hr 35 mins), Goodwood 3.7 miles, Pagham Beach 4 miles, Chichester Marina 4.4 miles, Portsmouth International Port 18 miles, Brighton 33 miles, London Gatwick Airport 47 miles

Reception hall | Sitting room | Dining room
Garden room | Kitchen/breakfast room
Utility | Cloakroom | Principal bedroom with en suite bathroom & dressing room | 4 Further bedrooms, 3 en suite | Family bathroom | Study
Large garage | Workshop Garden | 2.287 acres
EPC Rating D

The property

With its distinctive architecture, the north-west wing of Runcton Mill is believed to date to C17, with the addition of the taller south-east wing in C18. Originally the site of a grain grinding enterprise, the property was converted from an industrial mill into a unique residence which showcases historic characteristics and retained machinery co-existing in harmony in a modern-day living environment. Rustic beams and posts, flagstone flooring and feature fireplace afford enchanting surrounds, with a spacious reception hall offering the warming welcome of a very realistic electric stove set within a vintage fireplace. The elegant sitting room provides a relaxed setting, and a dining room perfect for hosting family and friends. The kitchen/breakfast room and adjoining garden

room are filled with natural light courtesy of the triple aspect with walls and ceilings of glass and external doors which offer a connection to the garden. A recent rebuild of the kitchen has created an impressive, sociable space with bespoke cabinetry, including an island unit, and glazed floor sections revealing the waterway below.

The striking central stairway rises to the accommodation on the first and second floors where landings feature step-level changes and elevated views over the grounds can be enjoyed. A luxurious, principal bedroom, offering a dressing room and stylish en suite bathroom, is situated on the first level along with two further en suite bedrooms. At the top of the house, under the rafters, there are two additional bedrooms, a family bathroom and a versatile-use study.

Outside

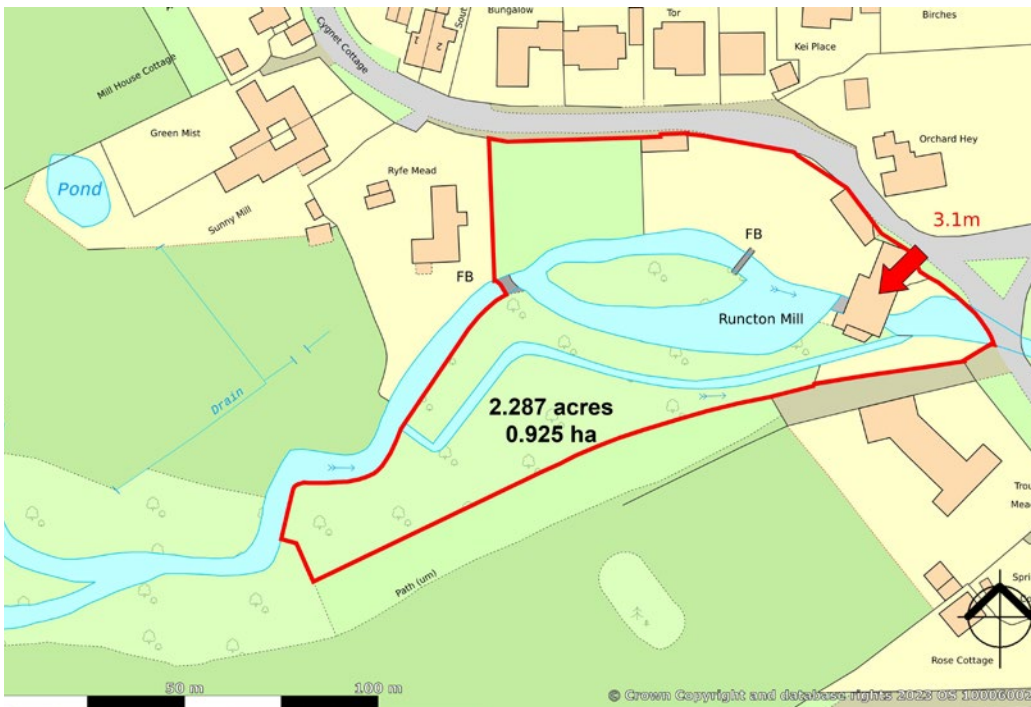
In the naturalist setting of mature trees, expanses of lawn, mill ponds and streams, the property sits on the banks of Pagham Rife offering an idyllic, outdoor haven. Paved terracing adjoins the property, along with decked platforms offering opportunities for al fresco dining and relaxing in this serene and tranquil setting.

Hedging fronts the lane, with access to a garage and parking, whilst a generous workshop outbuilding provides flexible uses.











Location

Situated just to the south of Chichester, the hamlet of Runcton is home to the popular Walnut Tree Public House and the Runcton Farm Shop, which offers an excellent selection of locally grown fruit and veg, a delicatessen, a butchery and a café. Nearby Hunston has a convenience store and post office, a golf club and a village hall which hosts clubs and events.

The Cathedral City of Chichester is within easy reach and provides a comprehensive range of retail, leisure and cultural facilities, including the renowned Festival Theatre and Pallant House Gallery as well as a mainline station with services to Gatwick and London Victoria.

The Goodwood Estate is well known for its horse racing events calendar, and the annual Festival of Speed and Revival Meetings at its historic motor circuit. It also boasts two golf courses, a spa and small airfield.

For sailing enthusiasts, Itchenor and Bosham are close by, and marina facilities are within easy reach at both Birdham Pool and Chichester Marina. Water sports from the beaches at Bracklesham and West Wittering are excellent, and for wildlife and nature enthusiasts, the RSPB Pagham Harbour is close by.

Well-regarded schooling in the vicinity includes Westbourne House, Great Ballard, The Prebendal School and Portsmouth Grammar School.



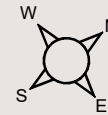








Floorplans
 Main house internal area 4,291 sq ft (399 sq m)
 Garage internal area 483 sq ft (45 sq m)
 Workshop internal area 549 sq ft (51 sq m)
 Total internal area 5,323 sq ft (494 sq m)
 For identification purposes only.



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

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8576310/DWL



Directions

From the A27 at the Bognor Road Roundabout, take the exit to join Vinnetrow Road. At the Walnut Tree Roundabout, take the 2nd exit onto Mill Lane. The property will be found on the right after approximately 320 metres.

General

Local Authority: Chichester District Council
Services: Mains electricity, gas, water & drainage
Council Tax: Band G
Tenure: Freehold
Guide Price: £2,250,000

Chichester Office

31 North Street, Chichester, PO19 1LX

01243 832600

chichester@struttandparker.com
 struttandparker.com

Country Department

43 Cadogan Street, London, SW3 2PR

0207 591 2213

london@struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken November 2023. Particulars prepared November 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



Over 50 offices across England and Scotland, including Prime Central London



For the finer things in property.

