

# STONELEY HOUSE

RUNCTON, CHICHESTER, WEST SUSSEX





STONELEY  
HOUSE





# Stoneley House

*Runcton, Chichester, West Sussex*

*A substantial country house with spacious annexe and fine rural views.*

## Summary of accommodation

Entrance Lobby, Galleried Reception Hall, Cloakroom, Sitting Room, Dining Room, Study, Kitchen/Breakfast Room, Utility Room, First Floor Drawing Room with Terrace, 4 Bedrooms, 3 Bath/Shower Rooms, Dressing Room/Bedroom 5 Attached Annexe comprising Sitting Room, Kitchen, Bedroom and Bathroom

Triple Garaging, Outbuildings,

Landscaped gardens

In all about 3.26 acres

Chichester 2 miles

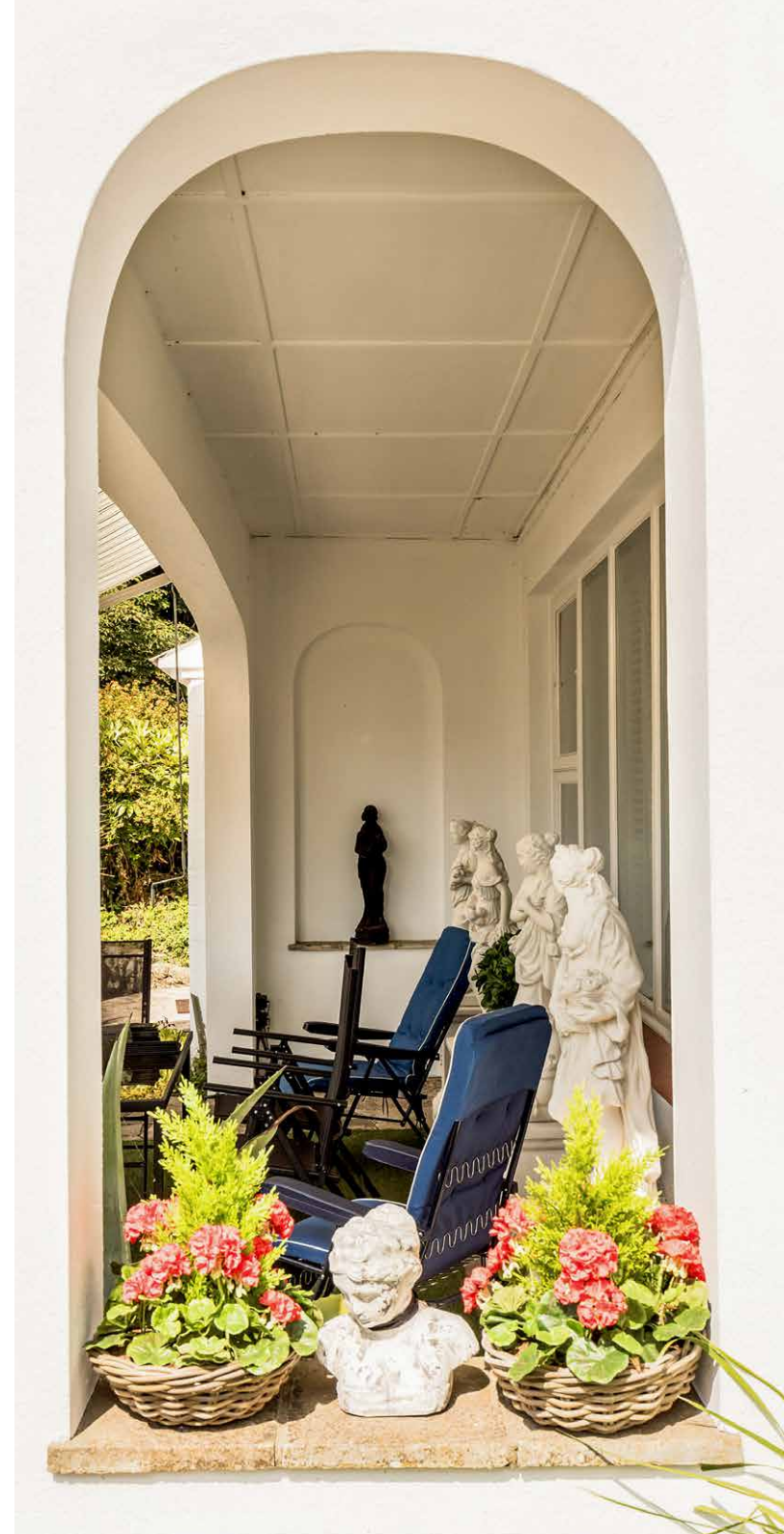


*Beyond your expectations*

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### Situation

The property is situated approximately 2 miles south of the Cathedral City of Chichester, with its excellent shopping facilities, festival theatre and restaurants. There are good transport links via the M27 motorway and a mainline rail service to London Victoria. There is a primary school at nearby North Mundham. Runcton has its own public house as well as a well-regarded farm shop.

There are excellent sporting and recreational facilities in the area including racing at Goodwood and Fontwell Park, sailing at Chichester Harbour and the Solent, polo at Cowdray Park and golf at Goodwood, Cowdray Park and the West Sussex Golf Club near Pulborough. There is also a good selection of schools in the area including Dorset House at Bury, Great Ballard at Eartham, Westbourne House at Chichester, Lavant House at West Lavant and Windlesham House, Washington.

### Description

Stoneley House is a substantial country house set in just over 3 acres of landscaped grounds. Believed to have been built in 1960 the property offers spacious and well proportioned accommodation of approximately 6000 sq. ft. arranged over two floors. The property is approached by a sweeping gravel driveway through the parkland gardens.

The accommodation comprises an impressive 32ft long reception hall with an elegant staircase with doors leading to the study and the drawing room. The drawing room is 22ft x 23ft and has an open fire with double doors opening to the dining room which has a gas fired stove. The kitchen has a range of fitted units with a central island and a dining area. To the rear of the reception hall there is a wine store, an office, a cloakroom and access to the integral triple garage. Set off the garaging is a plant room/workshop area housing the boilers.

The spacious attached annexe can be self contained with a separate access and consists of a kitchen, sitting room, bedroom and bathroom. Previously the annexe provided staff accommodation but is ideal for relatives or guests.





To the first floor the large landing has a wonderful aspect across the galleried hall with rural views beyond. The first floor sitting room has access onto a veranda with south and west aspects and from which there are far reaching views across the surrounding countryside. There are five bedrooms with the master bedroom having the southerly views and an en-suite bathroom. The guest bedroom also has an en-suite shower room. There are three further bedrooms, one currently used as a dressing room, and a bathroom with a separate WC.

#### Gardens and Grounds

The gardens are a wonderful feature of the property, landscaped with a formal sunken area to the front of the house. Set in the grounds there is a workshop (in need of repair), a garage/store providing space for 4 vehicles and an attached greenhouse and a tennis court (in need of repair). The grounds comprise sweeping lawns, bordered and inset by mature trees, shrubs and hedging. To the south the grounds border open farmland.

In all the gardens extend to about 3.26 acres.

#### Directions

From the A27 at the Bognor roundabout south of Chichester take the small exit south onto Vinnetrow Road, signposted Runcton. At the roundabout continue straight over onto Mill Lane, which becomes Runcton Lane. After approximately 0.75 of a mile the gates to the property will be found on the right hand side, just after the turn into Woldhurst Court.

#### Postal address:

Stoneley House, Runcton Lane, Runcton, Chichester. PO20 1PT

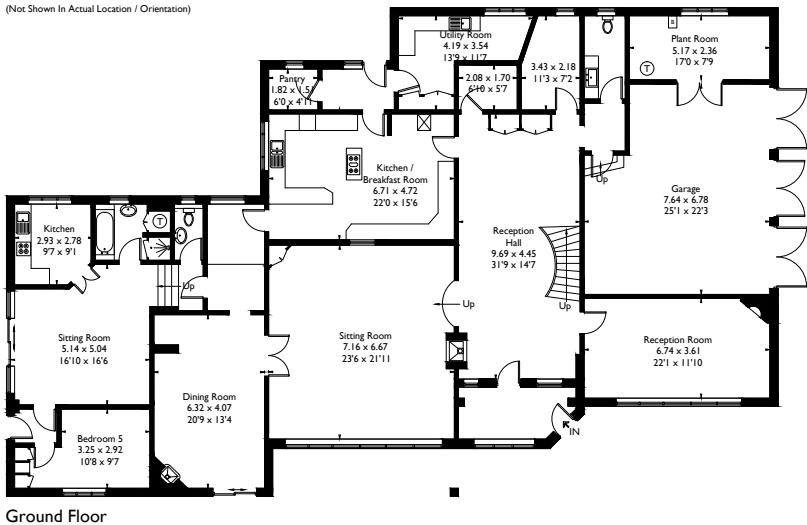
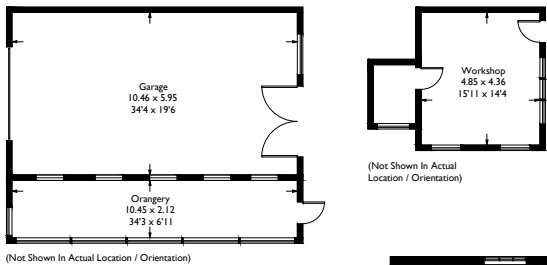
#### Viewings:

All viewings are strictly by appointment with  
Hamptons International 01273 839399

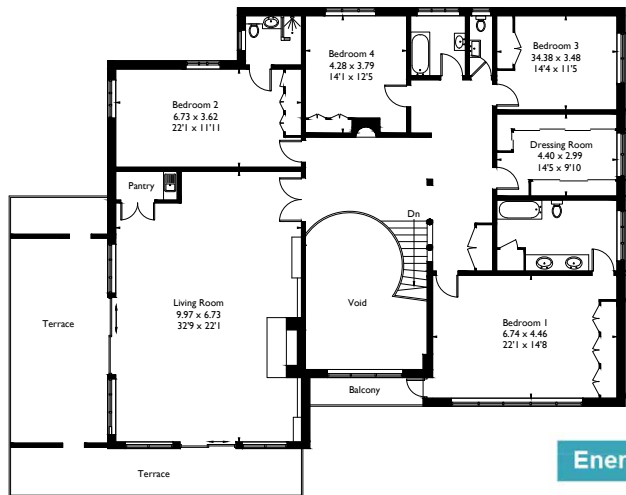


# Runcton Lane, Runcton, Chichester

Approximate Gross Internal Area = 593.8 sq m / 6392 sq ft  
(Including Garage / Excluding Void)  
Outbuildings = 111.1 sq m / 1196 sq ft  
Total = 704.9 sq m / 7588 sq ft



Ground Floor



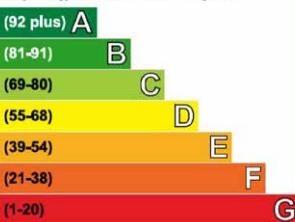
First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 158843

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
52	72

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.







