



Hawthorn Cottage, Post Office Lane, North Mundham, PO20 1JY

Guide Price £650,000



Hawthorn Cottage, North Mundham

A spacious detached bungalow with the addition of a home office and studio/loft room.

- Spacious 1,510 sqft accommodation
- Four car driveway
- Double garage with studio/loft room and home office
- Eco Air Source Heat Pump central heating
- Open plan sitting room and dining room
- Cloakroom/utility room
- South facing rear garden
- Village location

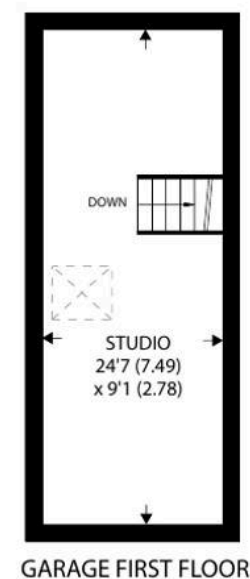
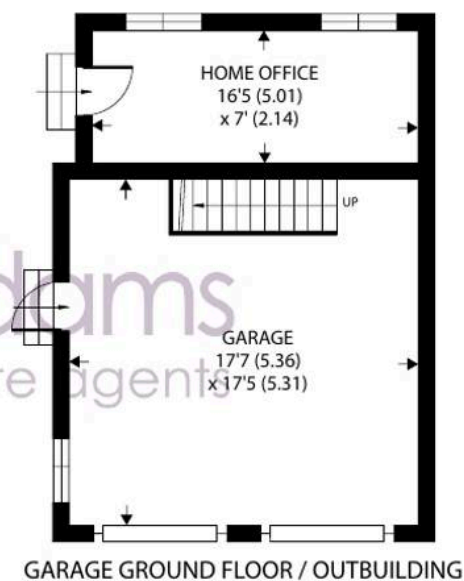
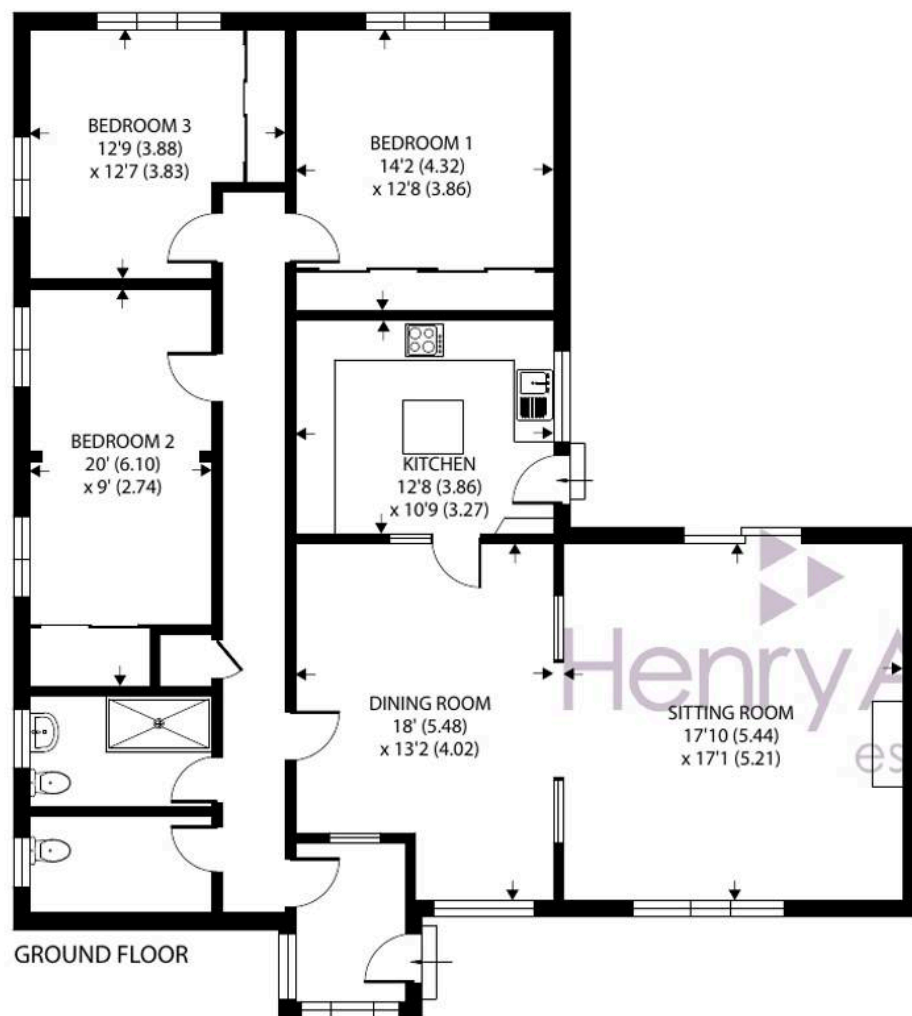
Presenting a generously proportioned three bedroom detached bungalow located in a sought-after village setting approximately two and a half miles south of Chichester.

The property features an entrance hall, cloakroom/utility room, spacious dining room with a wide archway that leads to the dual aspect sitting room boasting a wood burner and double-glazed sliding patio doors opening to a south facing paved courtyard, perfect for alfresco dining. The dining room also provides access to the well-appointed classic shaker style kitchen equipped with ample cupboard space, central work island/breakfast bar, integrated double oven, induction hob and cooker hood. The accommodation further comprises of three well-proportioned bedrooms and a family shower room equipped with a walk-in shower.









Approximate Area = 1510 sq ft / 140.2 sq m

Garage = 643 sq ft / 59.7 sq m

Total = 2153 sq ft / 199.9 sq m

For identification only - Not to scale



Outside - The front and side garden are mainly laid to lawn. A sizeable driveway, offering parking space for four cars, leads to a double garage with a studio/loft room above and a home office situated at the rear. The sunny south facing garden features a paved courtyard leading to an expansive lawn area and mature borders.

Location - The semi-rural village of North Mundham is situated approximately two miles south east of Chichester. Within the village is a popular primary school and church. In the nearby village of Runcton there is The Walnut Tree public house and restaurant, 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. 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 - From Chichester take the third exit off at the Bognor Road roundabout into Vinnetrow Road. At the mini roundabout take the third exit and pass through the village. As the road bears round to the left with the school on your right hand side, take the turning left and follow the road down, turning left at the mini roundabout into Post Office Lane. Hawthorn Cottage is on the right opposite Hermitage Close. what3words - method.enter.weds

Chichester District Council - 25/26 Tax Band F £3,390.35 EPC-C

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





Henry Adams - Chichester

Henry Adams LLP, Rowan House Baffins Lane - PO19 1UA

01243 533377

chichester@henryadams.co.uk

www.henryadams.co.uk

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.