



The Manor House

Hunston, Chichester, West Sussex







The Manor House

An elegant Grade II* listed, seven-bedroom Manor House, believed to have been constructed during the reign of Charles II, set within 6 acres of landscaped gardens and grounds, and conveniently located for the cathedral city of Chichester, Goodwood Estate and Harbour.

Approximate Gross Internal Area: 535.1 sq m / 5,760 sq ft

Outbuildings: 403.7 sq m / 4,345 sq ft

Total: 938.8 sq m / 10,105 sq ft

Gardens and Grounds: 6.3 Acres





The Property

Originally owned by the Earl of Arundel, Hunston Manor was a fertile rural farmstead, comprising of The Manor House, its outbuildings and the adjacent St Leodegar's Church and Rectory. The Manor House is believed to have been constructed in the 1670's, although historical records show a settlement stretching back to the mid-Saxon period. Until the late 1800's, this was all that existed of the village of Hunston and aside from the conversion of the neighbouring barns, this attractive collection of buildings remains virtually unchanged. In the 1990's The Manor House was acquired from the Church Commission and brought under private ownership. A vast and sympathetic restoration project began deploying a host of traditional and modern building techniques, forming a much loved family home.



Today this stunning property, rich in history, has just under 6,000 sq ft of accommodation within the main house and, arranged within a courtyard setting, just over 4,000 sq ft of space within the ancillary outbuildings. Providing a great sense of tranquillity and privacy, The Manor House is in a part surrounded by a moat which in turn is fed by a large pond situated adjacent to the sweeping drive. To the side of the house there is a swimming pool and to the rear of the grounds there is a tennis court.

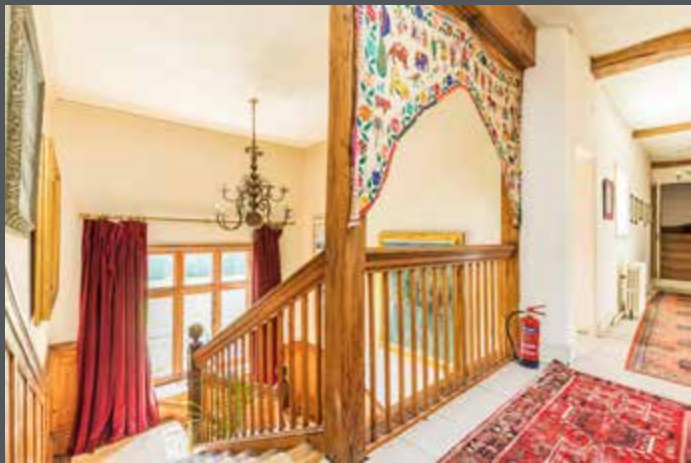


The ground floor of The Manor House provides both formal and informal family living, offering versatile reception and entertaining space. The focal points of the Main Hall are a large inglenook fireplace and stunning stairwell to the first floor landing. This central area is open-plan to the formal drawing room, where there is a further inglenook mirroring. A passageway leads away from the stairwell past a library on one side and a dining room off the other, leading to a flour room, rear entrance lobby and second flight of stairs to the first floor. Within the rear addition there is a large beamed farmhouse kitchen with a utility, store and cloakroom beyond. Towards the rear of the main body of the house there is a garden room and further cloakroom.

From the first floor all the principle rooms overlook the formal front lawn and are accessed from a generous landing running the length of the property. The main bedroom has a substantial en suite bathroom and a dressing area. Completing the first floor there are two further bedrooms, a family bathroom and a cloakroom.

The second floor accommodation can be accessed by a flight of stairs from each end of the house, where there are three/four bedrooms within the eaves and a further bathroom.







Gardens, Grounds and Outbuildings

The outbuildings are a particular feature. Arranged around a courtyard setting, the barn units are currently used as studios, garaging and for store. Subject to the usual planning consents these could be converted to form more formal ancillary accommodation. From the southern side of the drive there is a further outbuilding, part of which has been converted to a smart gymnasium/studio room which overlooks the secluded swimming pool.

The gardens, including all of the yew hedges, rose garden and orchard, were planted when the house was last restored. Today these have matured and grown forming a year round garden with both formal and informal areas. To the rear of the house there is a south-facing patio and a feature fountain.

Towards the southern area of the grounds there is an all-weather tennis court. A moat (currently cleared and dry) circumferences most of the formal gardens, assorted wild flower areas and mature woodland which forms a windbreak from the surrounding farmland.

To one side of the grounds there is a substantial paddock, which has vehicle access from Church Lane. Between the paddock and main driveway there is a significant pond with an attractive island to one side. The drive and courtyard provides parking for a great number of vehicles.



General Information

Tenure: FREEHOLD

Postcode: PO20 1AJ

Services: Oil and Private Drainage. Mains Electricity and Water

Chichester District Council:

01243 785166

West Sussex County Council:

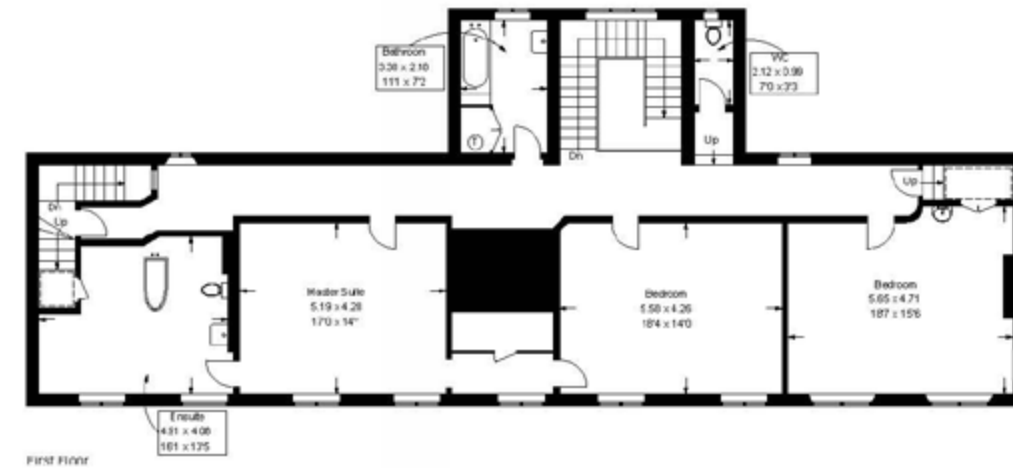
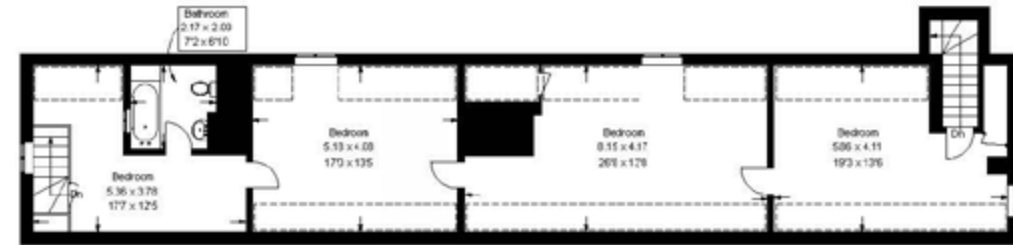
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Viewings strictly by appointment with sales agent.



Floorplan - Main House



Approximate Gross Internal Area:
535.1 sq m / 5,760 sq ft

The plan is for layout guidance only. Not drawn to scale unless stated. Window and door openings are approximate. Where every care is taken in the preparation of the plan, please check all dimensions, shapes and compass bearings before making any decisions related upon them.

GROUND FLOOR

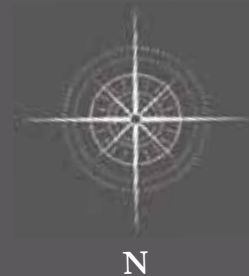
- Entrance Hall
- Central Hall / Drawing Room
- Sitting Room
- Dining Room
- Library
- Kitchen
- Garden Room
- 2 Utility Rooms
- 2 Cloakrooms
- Store Room

FIRST FLOOR

- Master Bedroom with en Suite bathroom
- 2 further double bedrooms
- Family Bathroom
- Cloakroom
- Galleried Landing

SECOND FLOOR

- 4 Bedrooms
- Bathroom

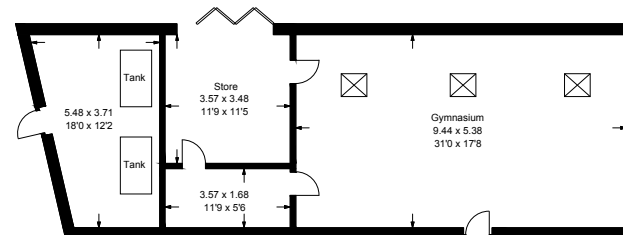




Floorplan - Outbuildings

Outbuildings

- Converted Games Room / Gymnasium
- Selection of Studios / Workshops
- Office
- Garaging



Approximate Gross Internal Area:
403.7 sq m / 4,345 sq ft



Location

The Manor House is located about 3 miles to the south of Chichester's city centre. To the north are the South Downs and Goodwood, with Chichester Harbour, an Area of Outstanding Natural Beauty, and the famous beaches at West Wittering to the south. The picturesque village of Bosham is 6 miles to the west. Local amenities in Hunston include a convenience store, post office and public house. Local features include the old Chichester Canal which provides a cycle path towards the cathedral city of Chichester, a direct bus route (6 times an hour) to the train station and the award winning new Free School.

CHICHESTER

The historic cathedral city of Chichester offers comprehensive shopping facilities and a choice of social and recreational activities, accessible through the mainly level pedestrian areas of the beautifully preserved city. Cultural activities include Pallant House Gallery and Festival Theatre. There are renowned schools in the area, both in the public and the private sector. The mainline station in Chichester provides a regular service to London Victoria in about 1 hour 40 minutes (via Gatwick Airport). Havant station to the west provides a faster service to London Waterloo in about 1 hour 20 minutes.

SPORTS & COUNTRY PURSUITS

Events and sporting activities in the area include Goodwood Festival of Speed and Revival events for motoring enthusiasts, horseracing at Goodwood and Fontwell, polo at Cowdray Park, golf at Goodwood, and beaches at the Witterings. Chichester Harbour provides moorings (subject to availability) and there are nearby berthing and lifting facilities in Birdham Pool and Chichester Marina. Other local attractions include: the Weald and Downland Open Air Museum, West Dean Gardens, Fishbourne Roman Palace, Tangmere Military Aviation Museum, Goodwood House, Stansted Park and Petworth House.

DISTANCES & TRANSPORT

City Centre: 3 miles, Chichester Marina: 3 miles, Birdham Pool Marina: 4 miles, West Wittering Beach: 7.5 miles, Church Norton RSPB Reserve and Beach: 6 miles, Goodwood: 5 miles, Southampton Airport: 34 miles, Gatwick Airport: 50 miles, Central London: 69 miles, A27/A3 Junction: 13 miles

All distances are approximate and via road.



nearby beach and anchorage at East Head, Chichester Harbour





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