



# Brandram House

Whyke Road, Chichester, West Sussex

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## A fine six-bedroom period house with light, airy reception rooms and a wealth of attractive character details

A handsome and substantial detached period house, set in a highly regarded residential area within half a mile of Chichester's historic city centre. The property is set in a beautiful garden and features imposing red brick elevations and tall sash windows and airy reception rooms inside with a wealth of elegant original details.



**5 RECEPTION ROOMS**



**5/6 BEDROOMS**



**2 BATHROOMS**



**GARAGE AND PARKING**



**GARDENS**



**FREEHOLD**



**CITY**



**4,272 SQ FT**



**GUIDE PRICE  
£2,250,000**



### The property

Believed to date from the early 1880s, originally built by Thomas Peele Brandram as a parsonage house for the old parish of Rumboldswyke, Brandram House is a substantial property with more than 4,000 square feet of accommodation and a wealth of splendid character features. Some of the many retained original features include high ceilings, ornate cornicing, tall sash windows and original fireplaces, stained glass door panes, the old servants bell and unique fireplace plaque. Alongside, attractive décor and fittings create a thoroughly impressive family home.

The welcoming reception hall, with wooden parquet flooring, leads to the four main reception rooms on the ground floor, including the well-proportioned drawing room with attractive cornicing and a bay window overlooking the rear gardens. This has a splendid open fireplace and inter-connecting door to a sitting room with feature cast-iron open fireplace with historic plaque above. Across the hallway is a

formal dining room, also with attractive cornicing and a fireplace with grand wooden surround. At the rear, the semi open-plan breakfast room and fitted kitchen are adjoined by an open archway. The breakfast room provides space for informal dining and additional storage, and the old servants stairwell to the first floor. Double doors from the kitchen open onto the rear garden. A small study provides a useful, private space. A turned staircase leads from the reception hall to the first-floor landing, off which there are five well-presented double bedrooms. The principal bedroom has fitted wardrobes and en suite bathroom which could be reconfigured to provide Jack and Jill access. There is also a second family bathroom with underfloor heating. A potential sixth bedroom is accessed from the firth, and could be used as a larger private study, dressing room or a nursery. The property also benefits from a substantial loft space providing extensive storage, and potential for conversion into further living accommodation, subject to the necessary consents.











## Outside

At the front of the property, the gravel driveway provides parking space for several vehicles, as well as access to the detached garage. There are well stocked, colourful border beds to the front as well as various mature trees to the borders, while at the rear, the attractive garden features a patio area for al fresco dining, with an area of well-maintained lawn beyond, which is bordered by high timber fencing, established hedgerow and mature trees for a sense of peace and privacy.

## Location

The property lies just outside Chichester's historic city walls and the Cathedral, renowned Festival Theatre and Pallant House Gallery are all within easy reach. The many amenities within the mainly pedestrianised city centre include Priory Park, the New Park Centre, Chichester's Racquets & Fitness Club, the adjoining public tennis courts. The mainline station is about a mile away and provides access along the south coast, to London Victoria via Gatwick and to London

Waterloo via Havant. The A27, also a mile away, provides access to the A3(M) and on to the M25. Portsmouth ferry port, about 16 miles, provides access to the Isle of Wight, Channel Islands and to Continental Europe. Southampton Airport is about 30 miles.

The Centurion Way foot and cycle path is accessed to the west of Chichester and provides access northwards to the South Downs National Park and, via the Salterns Way, along the harbour shoreline to the sandy beach at West Wittering. Goodwood, to the northeast, offers a horse racing calendar and annual events for motoring enthusiasts including the Festival of Speed and Revival. Sailing may be enjoyed from the many villages around Chichester Harbour and off the coast.

## Distances

- Chichester City Centre 0.4 miles
- Havant 11 miles
- Portsmouth 18 miles
- Southampton Airport 32.6 miles
- Brighton 32.8 miles
- Guildford 35 miles
- London Gatwick Airport 47.1 miles

## Nearby Stations

- Chichester

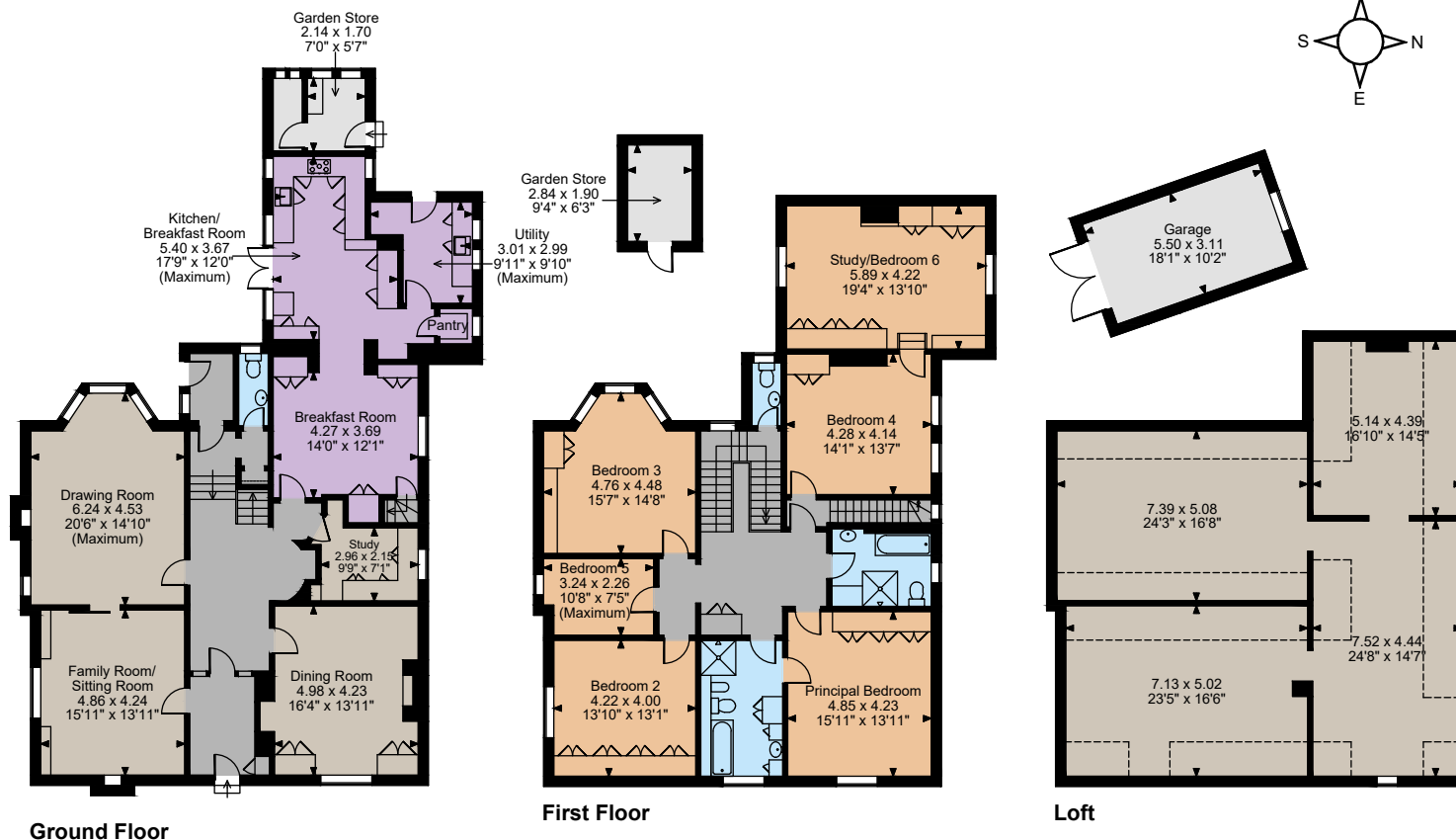
## Key Locations

- Chichester cathedral
- Pallant House Gallery
- Chichester Festival Theatre
- West Dean Gardens
- Arundel Castle
- Goodwood House
- Weald & Downland Museum

## Nearby Schools

- Bishop Luffa School
- The Prebendal
- Westbourne House
- Oakwood
- Great Ballard





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

□ □ □ Denotes restricted head height

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## Floorplans

Main House internal area 4,272 sq ft (397 sq m)

Garage internal area 184 sq ft (17 sq m)

Garden Store internal area 120 sq ft (11 sq m)

Total internal area 4,576 sq ft (425 sq m)

For identification purposes only.

## Directions

PO19 7AQ

what3words: ///chair.them.turned - brings you to the driveway

## General

Local Authority: Chichester District Council

Services: Mains gas, electricity, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: E

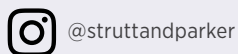
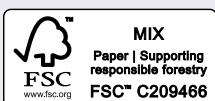
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## Chichester

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