



Fairmile

Reynolds Lane, Slindon, Arundel, West Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An attractive characterful five-bedroom family home with beautiful gardens, set in an idyllic village location.

A delightful detached house offering more than 3,000 sq ft of light-filled accommodation. The property lies on the edge of the desirable village of Slindon, with the beautiful South Downs countryside on its doorstep and within easy reach of historic Arundel and Cathedral city of Chichester.



4 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE



GARDENS



FREEHOLD



**RURAL/
VILLAGE**



3,125 SQ FT



**GUIDE PRICE
£1,200,000**



The property

Fairmile is a splendid detached family home overlooking open countryside and benefiting from extensive southwest-facing rear gardens. Inside, the décor has a traditional look and feel, complemented by a range of attractive original details.

The ground floor provides four comfortable reception rooms with a study at the front of the property with an open fireplace, door to the garage and farmland views. The 26 ft L-shaped sitting room offers a cosy snug area, space for a family dining table and a generous seating area with sliding glass doors opening onto the rear garden and welcoming plenty of natural light. There is also a conservatory from which to enjoy views across the garden. The open-plan kitchen/dining room provides further social everyday living space and the dining room enjoys views over open farmland to the front, and a remote control gas fire while the kitchen itself is fully fitted with a central island, a breakfast bar and integrated appliances. In the adjoining utility room there is further storage space and integrated appliances.

Upstairs are five well-presented bedrooms, one of which is en suite and three benefitting from built-in storage. The principal bedroom enjoys an outlook over the rear garden and a family bathroom completes the accommodation on this floor.

Outside

At the front of the property, the in/out gravel driveway loops around a crescent lawn, providing plenty of parking space and access to the integrated double garage with remote control door. This could be converted to provide further accommodation if required, subject to the necessary consents. The front garden has various shrubs and established hedgerows, while at the rear, the generous garden mainly laid to lawn is a particular feature and includes a patio area and gravel terracing for al fresco dining across the back of the house, partially shaded by a wooden pergola adorned with a beautiful Wisteria.

Cont/d







Outside Cont'd

Lawn extends beyond, thoughtfully laid out with border beds filled with various mature plants, shrubs and flowering perennials, raised beds for growing produce and a meadow area and an orchard are towards the end of the plot. There are various outbuildings including The Bothy summerhouse/ playhouse with power and light and a treehouse making a fun play area for children. The Boathouse is a generous timber shed which could be restored and provide additional ancillary accommodation or provide an Air Bnb income. A historic bomb shelter which could be used as a wine cellar and a potting shed and greenhouse complete the outbuildings.

Location

The property is situated in a picturesque position in the small National Trust village of Slindon close to the beautiful West Sussex coastline. Slindon provides various everyday amenities, including a village shop, a parish church, primary school and the popular Slindon Forge café. Nearby Walberton, Yapton and Barnham provide additional facilities. Arundel is just three and a

half miles away. Famous for its magnificent castle, which sits in a commanding, elevated position overlooking the town centre, the town has plenty of local amenities and facilities, including a good selection of shops and supermarkets, restaurants and cafés. There are several good schools in Arundel, while the outstanding-rated St Philip Howard Catholic School is in Barnham, and the reputable independent Slindon College is also within easy reach.

The Cathedral City Chichester is seven miles distant and provides a good selection of cultural and leisure amenities including the renowned Festival Theatre and Pallant House Gallery. Arundel's mainline station offers services to London Victoria (1 hour 25 minutes).



Distances

- Arundel 3.5 miles
- Littlehampton 6.5 miles
- Chichester 7.0 miles
- Worthing 13 miles

Nearby Stations

- Arundel
- Amberley
- Ford

Key Locations

- Arundel Castle
- Amberley Museum
- Parham House & Gardens
- Weald & Downland Living Museum
- Bignor Roman Villa
- Tangmere Military Aviation Museum
- Goodwood Estate
- Fishbourne Roman Palace

- Petworth House & Park
- South Downs National Park
- Chichester Cathedral
- Chichester Festival Theatre
- South Downs National Park
- Chichester Cathedral
- Chichester Festival Theatre

Nearby Schools

- St Philip Howard Catholic School
- Dorset House School
- Great Ballard School
- Slindon College
- Westbourne House School
- Oakwood School









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

Approximate area 3,125 sq ft / 290 sq m (including garage & outbuildings)
For identification purposes only.

Directions

BN18 0QT

what3words: ///instincts.manicured.rant - brings you to the driveway

General

Local Authority: Arun District Council

Services: Mains electricity, gas, water & drainage

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

Council Tax: Band G

EPC Rating: C

Tenure: Freehold

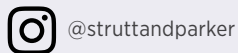
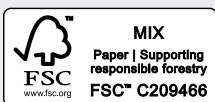
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