



Bowlers Green

School Hill, Slindon, Arundel, West Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A beautifully presented five-bedroom bungalow with stylish contemporary accommodation and delightful gardens

A stylishly appointed detached bungalow offering flexible accommodation and a peaceful, private garden. Occupying a desirable position in the charming village of Slindon, close to Arundel and sitting on the edge of the beautiful South Downs, with the historic city of Chichester less than 10 miles away.



4 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE



GARDEN



FREEHOLD



VILLAGE



3,404 SQ FT



**£1,350,000
GUIDE PRICE**



The property

Bowler's Green is an impressive detached bungalow with five bedrooms and a wealth of elegant contemporary accommodation, arranged across a single spacious floor. The décor is clean and neutral throughout, complemented by modern fittings, while tall windows and sliding glass doors in many of the rooms create a wonderful sense of space and light, enhanced by the sunny south-facing aspect.

The welcoming reception hall features an open sitting area and a skylight overhead, and leads through to the three principal reception rooms, all positioned at the rear of the house and overlooking the sunny garden. These include a generous dual-aspect drawing room and a formal dining room, both with sliding glass doors opening onto the garden, while a separate study provides an ideal space for home working. There is also a spacious and well-equipped kitchen and breakfast room, fitted with sleek modern units at base and wall level, integrated AEG appliances, and a breakfast area with space for a dining table. A walk-in

pantry and adjoining utility room offer further storage and practical space for household appliances.

There are five bedrooms, four of which are well-proportioned double bedrooms, including the luxury, 32ft principal bedroom with its expansive south-facing aspect, sliding glass doors to the garden, dressing room with bespoke fitted storage and en suite shower room with a walk-in rainfall shower. The property also includes a family bathroom with a bathtub and a separate shower unit, plus a further family shower room.











Outside

At the entrance to the property, security gates open to the driveway, which winds through the grounds to the parking area, and to the double garage, which provides useful further parking or storage/workshop space. The gardens either side of the driveway have borders of established hedgerow and mature trees providing a sense of privacy. In front of the house there are well-presented formal garden with shingle beds, filled with various shrubs, and a raised bed with spring flowers, while at the rear of the house, the garden is south facing and includes a patio for alfresco dining, a well-maintained lawn and borders of established shrubs, hedgerows, and flowering perennials. A timber-framed shed provides garden storage space.

Location

The property is situated in a picturesque position in the small village of Slindon, close to the beautiful West Sussex coastline. Slindon provides various everyday amenities, including a local shop, a parish church and a primary school, with nearby Walberton,

Yapton and Barnham providing 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 property is also well positioned to reach the large towns and cities nearby, including the Cathedral City of Chichester and Worthing, all via the A27, while Arundel's mainline station offers services to London Victoria (1 hour 25 minutes).



Distances

- Arundel 4.5 miles
- Chichester 8.2 miles
- Worthing 14.5 miles

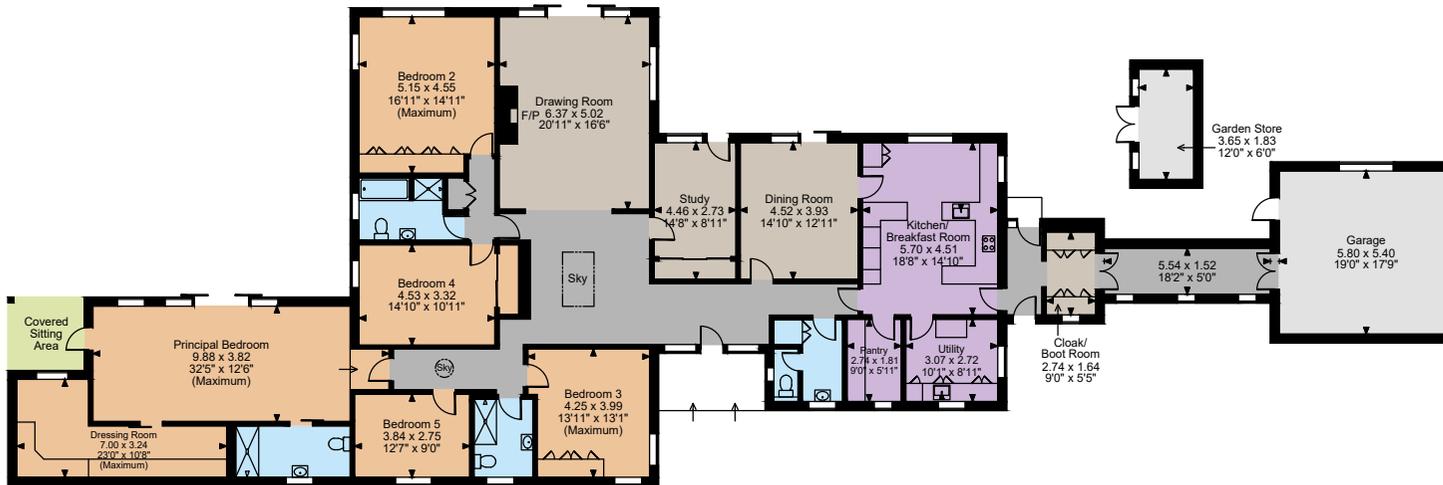
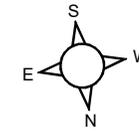
Nearby Stations

- Arundel. Amberley, Ford

Key Locations

- Arundel Castle
- Amberley Museum
- Parham House & Gardens
- Weald & Downland Living Museum
- Bignor Roman Villa
- Tangmere Military Aviation Museum
- Goodwood House
- Fishbourne Roman Palace
- Petworth House & Park
- Chichester Festival Theatre
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Ground Floor

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

House internal area 3,404 sq ft (316 sq m)

Garage internal area 337 sq ft (31 sq m)

Garden Store internal area 72 sq ft (7 sq m)

Total internal area 3,813 sq ft (354 sq m)

For identification purposes only.

Directions

BN18 ORS

what3words: ///gathering.subway.cringes - brings you to the driveway

General

Local Authority: Arun 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

Chichester Office

31 North Street, Chichester, PO19 1LX

01243 832600

chichester@struttandparker.com

struttandparker.com



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