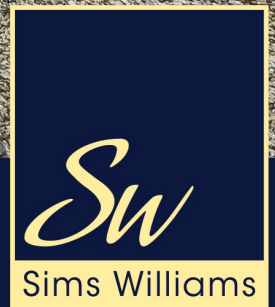




# PINE TREES

BRIDLE LANE, SLINDON COMMON, ARUNDEL, BN18 0NA



# PINE TREES

BRIDLE LANE, SLINDON COMMON, ARUNDEL, BN18 0NA

- Impressive Edwardian Villa
- Triple Aspect Sitting Room
- Separate Dining Room/Snug
- Kitchen/Breakfast Room
- Orangery Onto Gardens
- 5/6 Good Size Bedrooms
- 5 Bathrooms
- Detached Coach House
- Impressive Gardens

Pine Trees is situated in Slindon Common, in the highly sought after South Downs National Park. Slindon is one of the most desirable villages in the South Downs National Park, with a thriving community feel. Many of the original houses are owned by the National Trust. The village has two churches, a primary school and renowned private school, Slindon College. The village has a local shop and café - The Forge, which sells artisan and local produce. There is also a popular pub and restaurant - The Spur. The surrounding area offers wonderful Downland walks. Chichester and Arundel, with their many attractions, are both within 10 miles of the village. Barnham train station is 4 miles away.

This impressive Edwardian Villa, standing on a plot of 0.8 of an acre, offers bright and spacious accommodation with the added benefit of a detached coach house with planning permission to convert into ancillary accommodation or a short term holiday let.

The ground floor comprises triple aspect sitting room with doors opening onto the gardens. The separate dining room enjoys a wide bay window and feature fireplace.

The stylish kitchen/breakfast room is fitted with a range of coloured units beneath the original granite worksurfaces. The central island has an integrated hob and breakfast bar area with cupboards beneath. There is a feature gas fired Aga and built in double electric oven. Off the kitchen is an Orangery with ample space for a table and chairs, this in turn opens onto the rear gardens. There is also a cloakroom with shower.

The Eastern end of the ground floor provides a versatile suite of rooms which currently consists of bedroom/family room with double doors onto the garden, bathroom and utility room.

The first floor split level landing leads to the air conditioned master bedroom suite with its feature fireplace and spacious dressing room with balcony overlooking the gardens. There is also a stylish en suite bathroom. There are 4 further double bedrooms on the first floor, a large family bathroom with roll top bath and separate shower cubicle, and a further shower room.

Outside, the magnificent gardens are a particular feature with well stocked borders and areas of lawn. There is a productive vegetable garden and fruit cages, with storage sheds and a greenhouse as well as wonderful well stocked flower gardens with workshops and studio/home gym and a small orchard. To the front, there is ample off road parking.

The detached former coach house, has been part converted to provide further accommodation, an ideal holiday cottage or potentially a home office.



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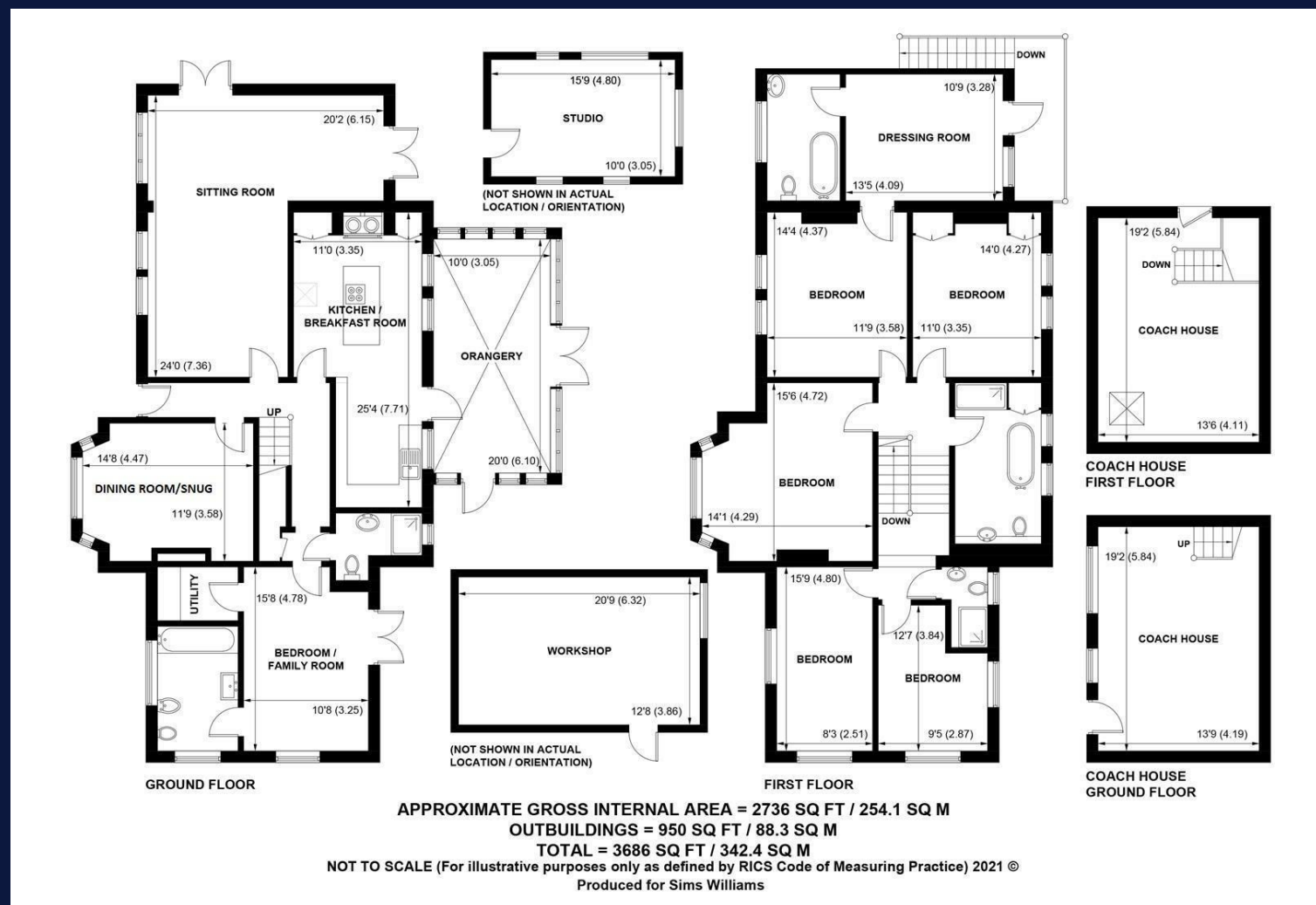
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EPC Band - Current - B Potential - B

Council Tax Band G

From the Fontwell roundabout proceed north along the A29 towards Dorking. Turn right into Mill Lane at the Slindon crossroads and first left into Bridle Lane. The property can be found on the left hand side.



Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

5 MAPLE PARADE,  
WALBERTON, BN18 0PR

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