



BILSHAM MANOR

BILSHAM LANE , BILSHAM , ARUNDEL , BN18 0JX



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- Impressive Georgian Manor House
- Twin-Aspect Drawing Room
- Spacious Dining Room, Study/Home Office
- Large Basement/Utility Room
- Ground Floor Cloakroom
- 4 Double Bedrooms (2 En Suites & Family Bathroom)
- Heated Swimming Pool with Garden Room Complex
- Double Garage and Ample Parking
- Stunning Gardens, in all approx. one acre

Situated on the village outskirts, this attached Grade II Listed Georgian Manor House offers spacious accommodation with a wealth of period features, together with stunning gardens, swimming pool complex, double garage and on-site parking, set in a semi rural location within easy reach of the local amenities including shops and mainline railway station.

The ground floor comprises a reception hall, double aspect drawing room with views over the gardens and attractive open fireplace. There is a large separate dining room which also has a feature fireplace. The inner hallway has double doors to the rear garden and a staircase leading to the large basement which provides a useful utility room and storage.

The home office is fitted with a desktop and a range of cupboards and shelving. There is also a ground floor cloakroom.

The kitchen/breakfast room is another impressive room having been fitted with a bespoke range of units, central island with inset induction hob and oven, integrated dishwasher, separate fridge and freezer and gas Aga. Steps from the doorway lead down to the rear garden.

On the first floor, there are four double bedrooms, all of which enjoy views over the grounds. The master is a double aspect room with a range of wardrobes and large en suite bathroom. The guest bedroom has a re fitted en suite shower room, with the family bathroom having a modern white suite.

Sitting in grounds of just over one acre, the property provides superb formal gardens including a rose garden, areas of lawn with well stocked borders and a productive kitchen garden. The heated swimming pool is surrounded by a paved terrace, a pool house with lounge area, a small kitchen and changing room with shower and WC. To the front there is a further area of lawn with large feature lily pond, ample driveway parking and access to the double garage.



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Council Tax Band G

From the shops at Main Road, Yapton, proceed east to the mini roundabout and take the 2nd exit onto Bilsham Road. Continue on Bilsham Road taking the 3rd turning on the right into Bilsham Lane. The property can be found on the right



APPROXIMATE GROSS INTERNAL AREA = 2508 SQ FT / 233 SQ M

BASEMENT = 275 SQ FT / 25.6 SQ M

OUTBUILDING = 347 SQ FT / 32.2 SQ M

DOUBLE GARAGE = 269 SQ FT / 25 SQ M

TOTAL = 3399 SQ FT / 315.8 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©

Produced for Sims Williams

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.

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