





## Biddleside Farmhouse, Slindon Common

Charming period house in a private plot backing onto farmland.



- ▶ **Beautifully presented period property**
- ▶ **Kitchen/breakfast room and snug**
- ▶ **Study and utility room**
- ▶ **Secluded plot**
- ▶ **99 year lease from 2019**
- ▶ **Retains many original features**
- ▶ **Sitting room and dining room with fireplaces**
- ▶ **Principal bedroom with dressing room and en-suite**
- ▶ **Backs on to farmland**

This charming and unique property is set in a semi rural location on the fringe of the desirable village of Slindon, nestled at the foot of the South Downs. It benefits from a secluded plot and backs on to neighbouring farmland.

Presented in wonderful condition throughout, the property has been renovated by the current owner whilst still retaining many original features. Believed to have been built in 1750, Biddleside Farmhouse sits in a good size plot which also includes a pond, with resident ducks and moorhens.

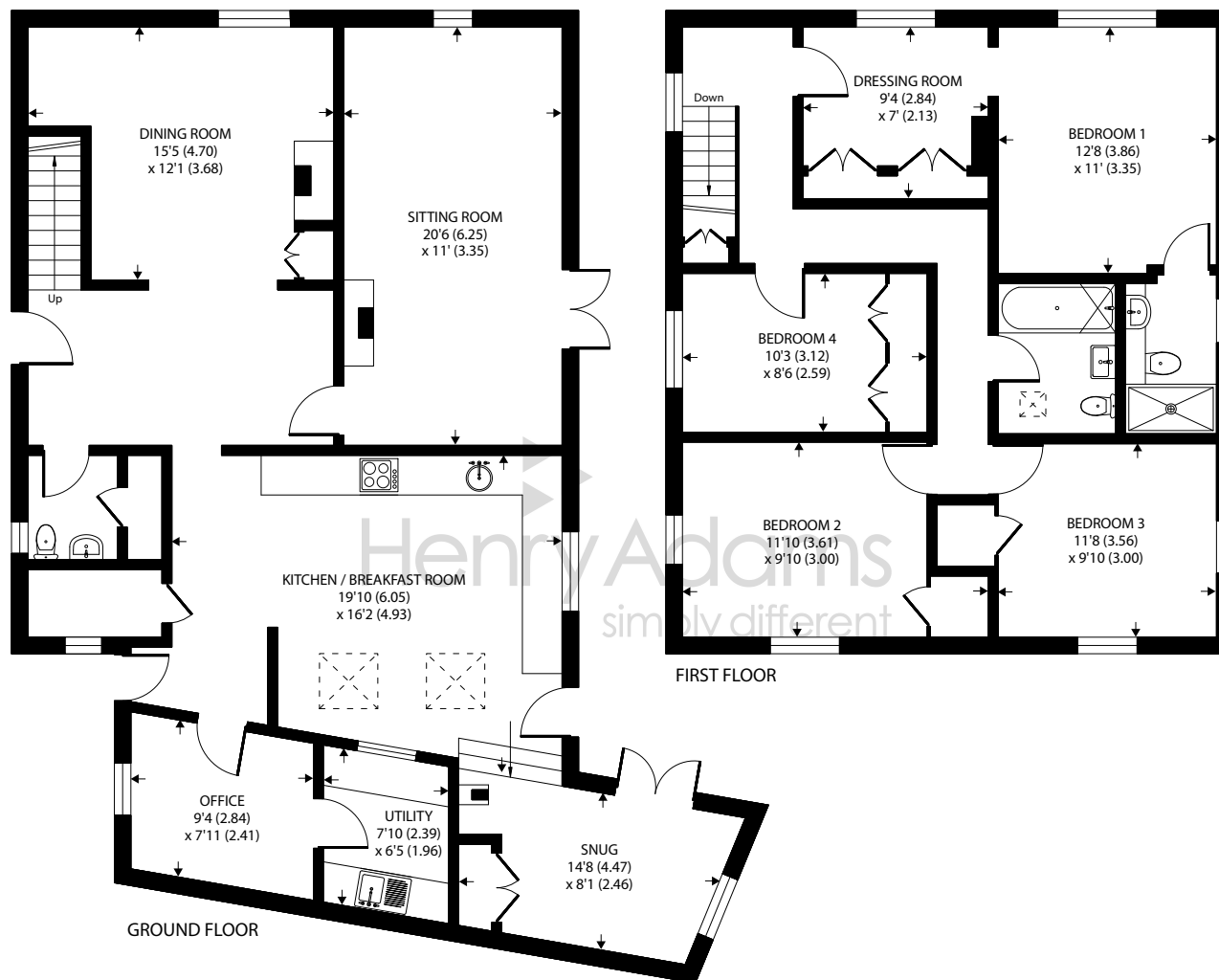
The ground floor has a welcoming entrance hall which opens into the dining room with an attractive fireplace. The kitchen / breakfast room, with adjoining snug is the hub of the home. The kitchen has a comprehensive range of fitted cupboards and a Rangemaster double oven and hob. The snug has a log burner. In addition there is a sitting room with a log burner in a brick fireplace, with French doors leading to the garden. A study, utility room and WC complete the ground floor. The first floor has a principal bedroom with en suite shower room and a dressing room, three further double bedrooms and a stylish refitted family bathroom.

The attractive garden has a range of mature shrubs and trees, offering a high level of privacy. There are two large sheds. To the front is ample off road parking for a number of vehicles.









Approximate Area = 2011 sq ft / 186.8 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location

Slindon is one of the most desirable villages in the South Downs National Park, with many of the original houses owned by the National Trust. The village has two churches, a cricket club, a primary school and private school, a thriving shop and café - The Forge, and 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.

## Directions

Proceed east along the A27. Take the first exit left at the Fontwell roundabout and at the next roundabout take the first exit (A29). As you reach the dual carriage way at Slindon Common, turn left opposite Shellbridge Road into an unmade road (<https://what3words.com/loopholes.chariots Depending>). Biddleside Farmhouse is up on the left.

## Note

The property is offered for sale leasehold with the National Trust owning the freehold. A new 99 year lease was granted from 28th October 2019. Annual ground rent £25.00

Arun District Council - Band F

15/01/23



