





## Perrys, Orchard Lane, Lyminster

A delightful semi-rural home, just a short distance from Arundel and within easy reach of transport links.



- ▶ Impressive Family Residence
- ▶ Private Grounds of 0.46 Acres
- ▶ Includes Self-Contained Annexe
- ▶ 6 Reception Rooms
- ▶ Gated Driveway & Car Barn
- ▶ Immaculately Presented
- ▶ Accommodation of 3,063 Sqft
- ▶ 5 Bedrooms, 3 Bathrooms
- ▶ Walk-in Larder, Utility & Boot Room
- ▶ 2 Miles South-East of Arundel

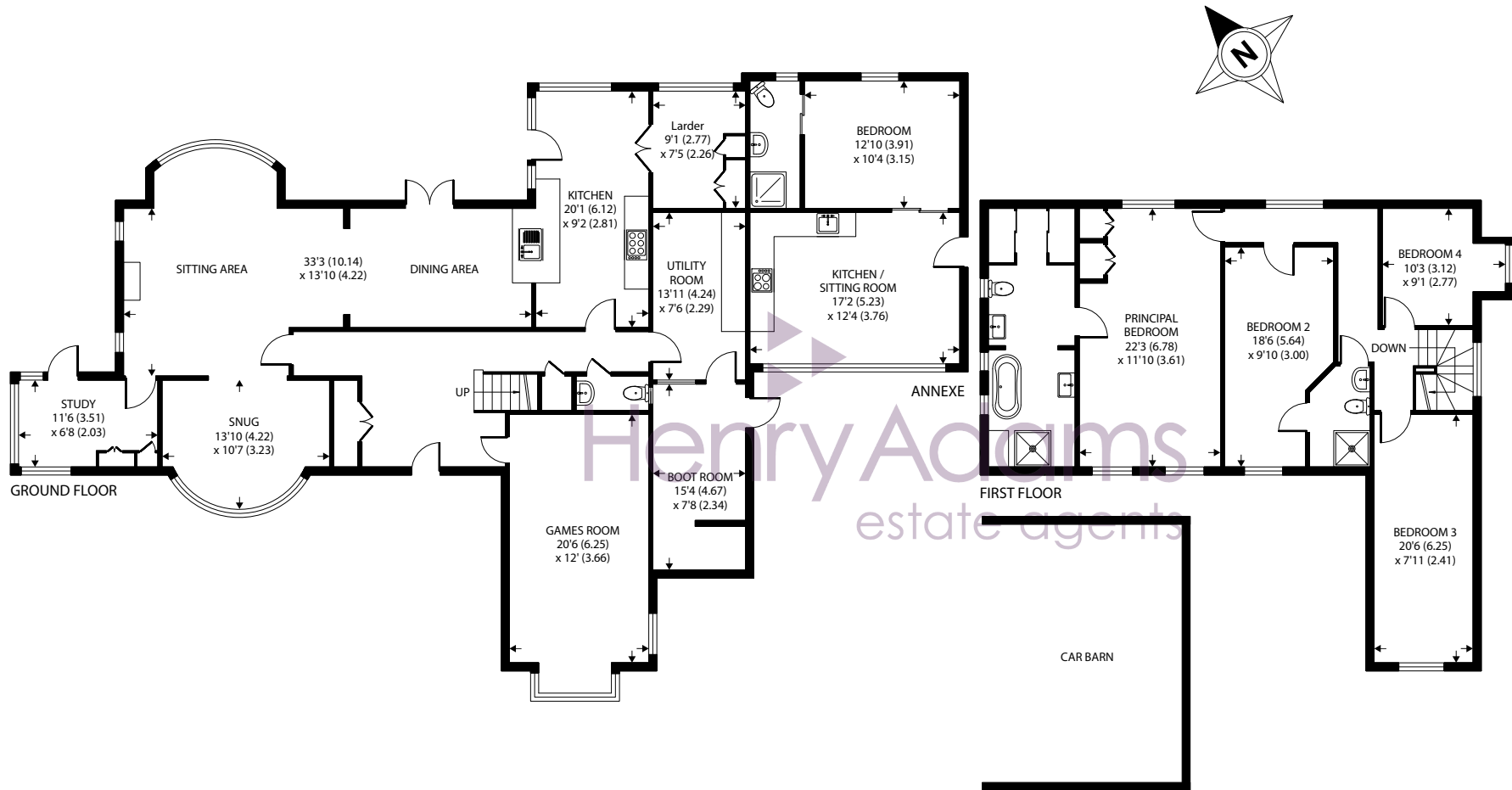
Located just 2 miles south-east of Arundel, this substantial family house is immaculately presented throughout and stands within private grounds spanning some 0.46 acres. The main house itself provides accommodation of 2,846 sqft and offers ample space and flexibility for comfortable living and entertaining. The addition of the self-contained annexe further enhances the property's appeal, providing privacy for guests, extended family or offering the potential to generate a rental income.

The focal point of this residence is the generously proportioned sitting room, ideal for hosting gatherings or relaxing evenings with loved ones. In addition, is the dining room which is open plan to, and links the sitting room through to the kitchen as well as the snug - a cosy seating area enjoying a sunny southerly aspect. Furthermore is the office along with the games room which could equally be adapted as a home gym, cinema room or perhaps a further bedroom? The kitchen is tastefully designed and provides a perfect blend of functionality and elegance. With a walk-in larder, separate utility room, and boot room adjacent, convenience and practicality are seamlessly intertwined with modern design, creating a space that is both aesthetically pleasing and highly functional. A generous reception hall completes the ground floor with stairs rising to the first floor.









Approximate Area = 2846 sq ft / 264.4 sq m (excludes car barn)

Annexe = 217 sq ft / 20.1 sq m

Total = 3063 sq ft / 284.5 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.

Upstairs, the property features 4 well-appointed bedrooms, with the principal bedroom suite measuring some 22ft in length and including a large bathroom with separate walk-in shower and dressing area. A shower room serves the other 3 bedrooms. The property certainly offers ample opportunities to create distinct living spaces tailored to individual needs.

The attached annexe measures 217 sqft and enjoys its own private front door into the ample living room which is open plan to the kitchen area. A door then leads into the double bedroom with en-suite shower room.

Outside the gated, gavelled driveway provides ample parking and leads to the double car barn. The grounds are beautifully designed and maintained wrapping around the property and providing a high degree of seclusion and privacy.

Council Tax Band: G

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