



4 DUKES BARNS

DUKES BARNS

Blakehurst Lane
Blakehurst
Nr Arundel
West Sussex BN18 9QG

Guide Price : £950,000 Freehold

DESCRIPTION

A brand new 4 bedroom converted barn, forming part of an exclusive new development of just five individually designed properties, finished to an exceptionally high standard. Unit 4 has very attractive elevations, which are a combination of brick and flint under high pitched roofs covered in clay tiles. The attached barn features light and airy open-plan living space with a double height vaulted ceiling in the reception area, with wood burning stove, a dining area and a fully fitted kitchen, with a walk-in larder, plus an entrance hall, cloakroom and utility room. Also on the ground floor is a double bedroom with an en suite bathroom and dressing room. A wooden staircase rises to a large landing and there is a double bedroom with dressing area and en suite shower room and 2 further double bedrooms, both with en suite shower rooms. A particular feature of the barn are the full height windows in the reception space which gives westerly views over the garden, paddocks and beyond, towards Arundel.

LOCATION AND AMENITIES

Dukes Barns is a private development located at Blakehurst, a peaceful rural setting, just to the east of Arundel, within the beautiful South Downs National Park and with far reaching rural views across neighbouring farmland and towards Arundel Castle in the distance. The popular town of Arundel (approximately 2.5 miles), is an historic old market town, referred to in the Domesday Book in 1086, which has a wide range of shops, restaurants, art galleries and many cultural and leisure pursuits accessible to all. One of the most notable landmarks is the magnificent Arundel Castle, the seat of the Duke of Norfolk, which has been open to the public for the last 200 years. Chichester, with its renowned Festival Theatre and extensive shopping facilities, is approx 13 miles to the west and, slightly further





afield, is Brighton approx 20 miles. For the horse racing enthusiast, Fontwell Park Racecourse is a mere 7.5 miles away and Goodwood just 14 miles. The famous Goodwood Estate also now hosts many events for the motoring fans. Arundel can be easily reached by road or rail. The mainline rail link takes you in to London Bridge and London Victoria with a 90 minute service. Gatwick airport train station is approx 40 miles. The A27 is a short distance away to the south.

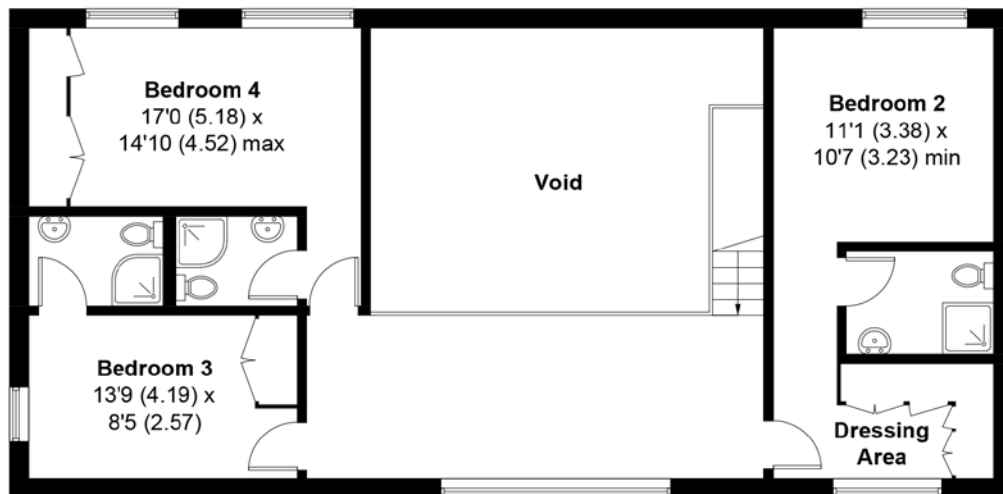
FEATURES AND SPECIFICATION

- High quality contemporary design, specification and finish
- Vaulted ceilings and open plan living
- Euphoria fully fitted kitchens, installed by local craftsmen using sustainable materials and equipped with farmhouse kitchen sinks and quartz worktops. Neff appliances, including electric oven, induction hob, fridge/freezer, dishwasher and extractor
- Fully fitted and well-appointed bathrooms with high quality fittings including Hansgrohe showers
- Pressurised hot and cold water
- Extensive oak flooring to main living areas, carpeting to bedrooms and tiled floors in the utility rooms, cloakroom and bathrooms
- Wood burning stove
- Oak doors throughout
- Extensive fitted wardrobes
- Fully insulated and with low energy lighting
- Underfloor heating with air source heat pumps
- Fully doubled glazed windows and doors with powder-coated aluminium frames
- Cast aluminium gutters
- Fibre optic connection providing high-speed broadband
- Private gardens
- Large garages and parking
- Shared private drainage

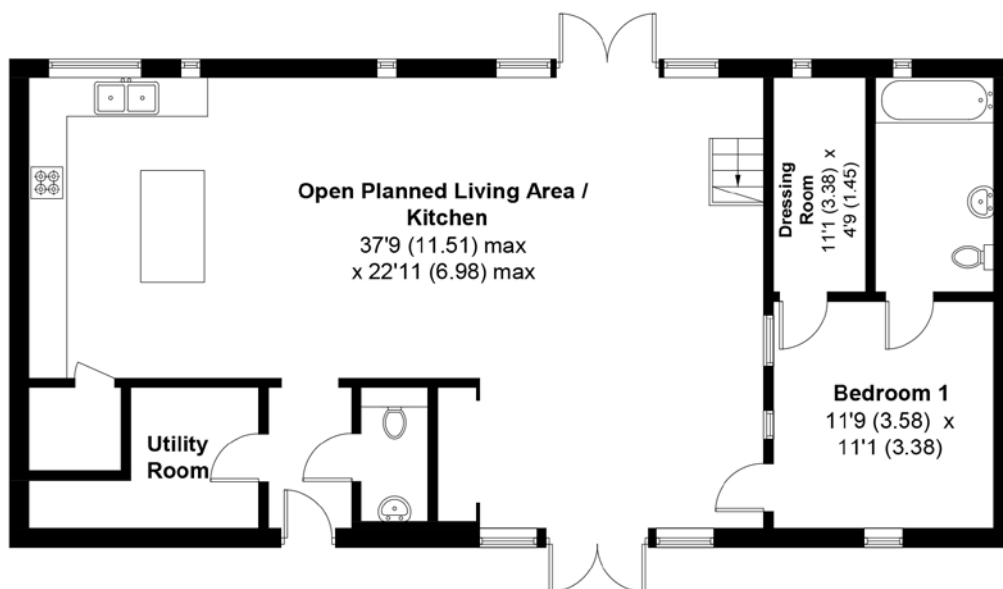
EPC'S (predicted)

Unit 4 - D (56)

Viewing strictly by appointment with joint sole agents
RH & RW Clutton - 01798 344554 and
Jackson Stops - 01243 786316



FIRST FLOOR



GROUND FLOOR



4 Dukes Barns

Approximate Gross Internal Area = 2018 sq ft/187.5 sq m (excluding void)

01243 786316
www.jackson-stops.co.uk

1 Northgate | Chichester | West Sussex PO19 1AT



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