



Mill Stones, School Hill, Slindon, Arundel, West Sussex

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Mill Stones, School Hill, Slindon, West Sussex, BN18 0RA

At the foot of the South Downs, a period country residence requiring extensive refurbishment, but with wonderful potential, set in stunning, secluded gardens

Barnham railway station 3.4 miles, Arundel 4.8 miles, Chichester 7 miles, Worthing 14 miles, Brighton 26 miles, Gatwick Airport 40 miles

Reception hall | Drawing room | Family/sitting room | Dining room | Conservatory/garden room Study/snug | Kitchen/breakfast room | Utility/laundry room | Pantry | Boiler room | 2 cloakrooms | Principal bedroom with dressing room | 3 Further bedrooms | 2 Family bathrooms | Loft room | Garage | Garden stores
Garden & grounds of approximately 2.62 acres
EPC rating F

The property

With a handsome façade featuring lofty, leaded windows, Mill Stones offers just over 4000 sq ft of light-filled and versatile accommodation, which requires extensive refurbishment. A pillared entrance portal offers a grand sense of arrival, with the reception hall leading through to an impressive drawing room showcasing a double-height ceiling and glimpses to the galleried landing above. Parquet flooring and a vintage fireplace with fender seating give a flavour of the traditional and classic living environment. Further reception areas comprise a formal dining room, a relaxed family/sitting room and a study/snug with French doors to the garden. The conservatory provides a splendid spot to enjoy views over the grounds, and two sets of doors provide access to the outside terrace. Fitted with generous cabinetry, the kitchen offers a breakfast area with adjoining

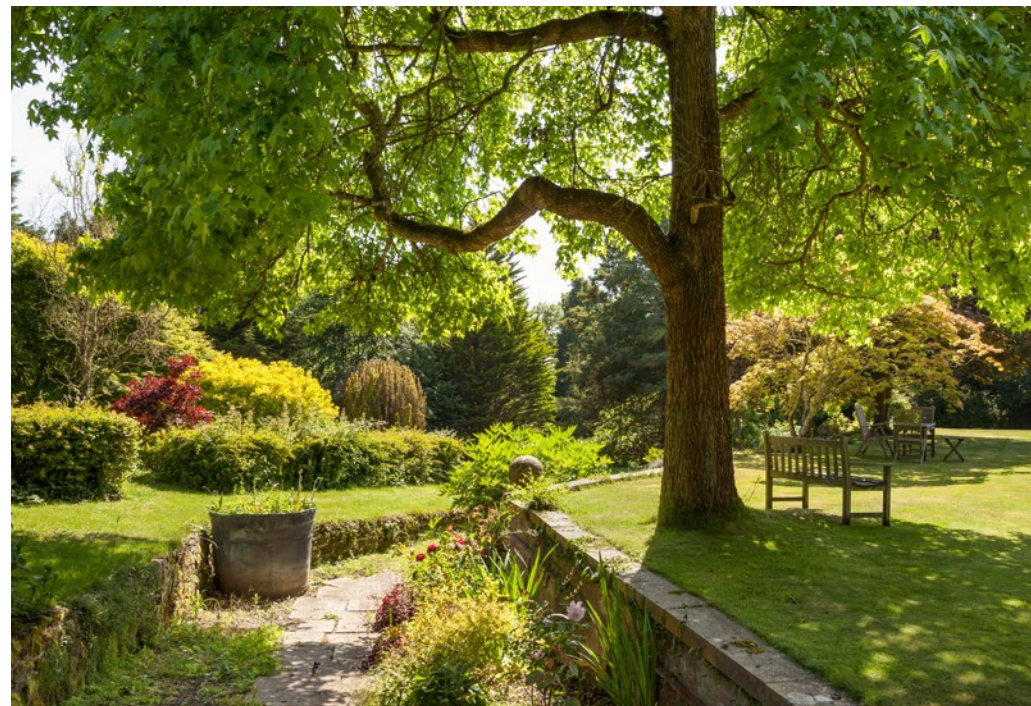
ancillary space provided by two pantries and a large utility/laundry room, whilst external doors give access into an enclosed external courtyard setting. The first-floor rooms benefit from the elevated outlook over the landscaped gardens, with the principal bedroom enjoying a westerly aspect and extending into the recess of the bay window. There are three further bedrooms on the upper level, along with two bathrooms.

Outside

The garden and grounds at Mill Stones House are particularly noteworthy. The property is approached via a gravelled driveway providing parking for a number of cars and access to the garage. Mill Stones is bordered by shrubbery and trees, providing the house with a heavenly sense of seclusion. Swathes of lawn are interspersed with majestic mature trees, specimen trees and floral, colourful and architectural shrubs and perennial plants. Step-level changes, low retaining walls and raised beds create interest, whilst manicured areas of garden are complemented by more naturalistic sections within the grounds which provide a magnet to insects and birds. Paved terracing adjoins the house offering opportunities for al fresco dining and there are various spots within the grounds to the sunshine or dappled shade.

Location

Surrounded by glorious countryside, much of which is woodland in the care of the National Trust, picturesque Slindon is a sought-after village with local amenities including a village shop and café, a primary school and a public house. Day-to-day needs can be met at nearby Barnham which also provides a railway station for services to London Victoria, Gatwick, Brighton and Chichester. Independent shops and cafés are on offer in historic Arundel along with the imposing castle and cathedral, whilst Chichester provides high street shopping, restaurants and cafés, as well as the renowned Festival Theatre. Well-regarded schooling in the vicinity includes Slindon College, Great Ballard, Westbourne House and Portsmouth Grammar School.











Floorplans

House internal area 4,102 sq ft (381 sq m)
 Garage internal area 284 sq ft (26 sq m)
 Outbuildings internal area 244 sq ft (23 sq m)
 Total internal area 4,630 sq ft (430 sq m)
 For identification purposes only



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Directions

From Chichester, follow the A27 in an easterly direction and on reaching the Fontwell East Roundabout take the 1st exit to join the A29. On reaching the crossroads, turn left onto Reynolds Lane which links to School Hill and the entrance to the property will be found after a short distance on the left.

General

Local Authority: Arun District Council
Services: Mains electricity, gas, water & drainage
Council Tax: Band H
Tenure: Freehold
Guide Price: £2,450,000

Please note that the published photographs were taken in 2017

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