

[REDACTED]

From: Susan Leeson [REDACTED]
Sent: 08 May 2018 10:24
To: Andrew Wood
Subject: Arundel Vineyard

Dear Andy

I note that you are the case officer for Arundel Vineyard, please find attached the marketing details of the dwelling.

Best regards
Susan

SUSAN LEESON BSc, M.Phil
ASSOCIATE

[REDACTED]

Please note my working days are Tuesday, Wednesday and Thursday



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Arundel Vineyard, Lyminster Road, Lyminster, BN17 7QJ

Clarkes
Estate Agents & Lettings Agents

Asking Price Of £1,200,000

- Beautiful Residence with an Agricultural Tie
- Glorious Views
- Grounds In Excess of 2 Acres
- Superb Craftsmanship Throughout
- 4 Double Bedrooms With Window Seat Views
- 4 Reception Rooms / 3 Bathrooms
- Double Garage and Outbuilding



What the agent says... “ ”

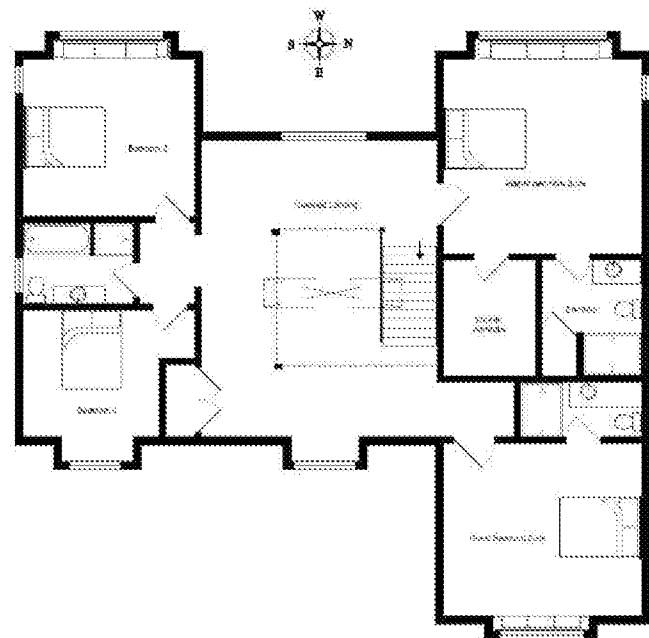
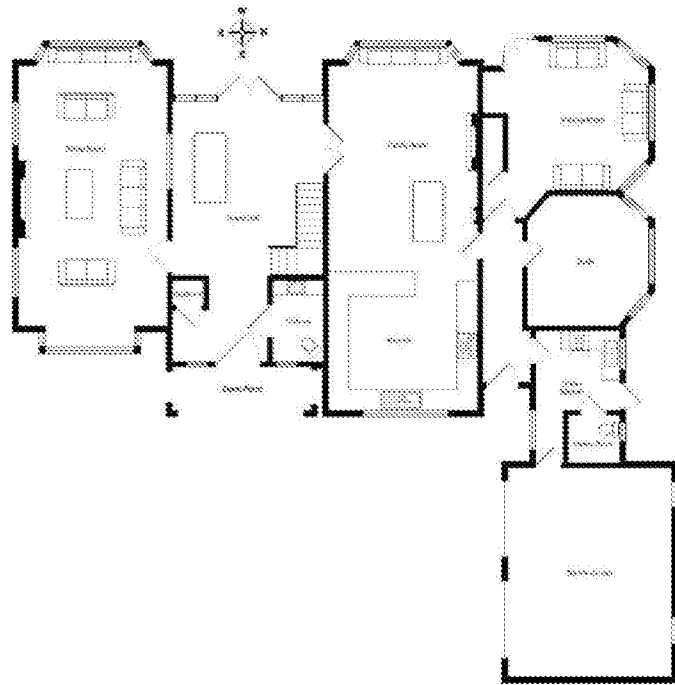
Clarks Estates are proud to offer for sale this stunning detached residence in this most picturesque area, South of the historic town of Arundel.

This beautiful property was built in 2004 by experienced local craftsmen and designed by Neil Holland Architecture.

The craftsmanship throughout is quite simply stunning and the clever use of local materials give the impression that the property is much older than it actually is. All of the craftsmen who built this impressive property must be commended on their work which was clearly carried out with pride. Admiration must also be given to the vendor who thoughtfully designed the interior, carefully creating an air of character and charm that a property like this deserves.









On approaching this property you are instantly wowed by the sheer scale of open countryside and wonderful views to the north and west. Once at the house the front drive provides parking for dozens of vehicles and is secluded with high walls and outbuildings. The double garage with remote control doors allows secure parking with ease and also provides access to the inside of the property.

The main entrance is most charming with its pillared storm porch and eyebrow ridge matching the dormers to the front and rear elevations.

Entering through the 4 1/2 ft solid Oak door you are greeted by the grand hall with its breath taking atrium and wall of windows and doors allowing light to simply flood through. The elegant staircase with equally impressive supporting balustrade climbs up to the first floor galleried landing where exposed green Oak timbers raise up to the heavens with church like comparison.



Virtually every aspect of this property has something to look at. The ground floor accommodation to the rear has views overlooking the Western grounds of the Vineyard and beyond.

The living room is triple aspect. The kitchen/breakfast room can accommodate large numbers of family or guests and is perfect for entertaining.

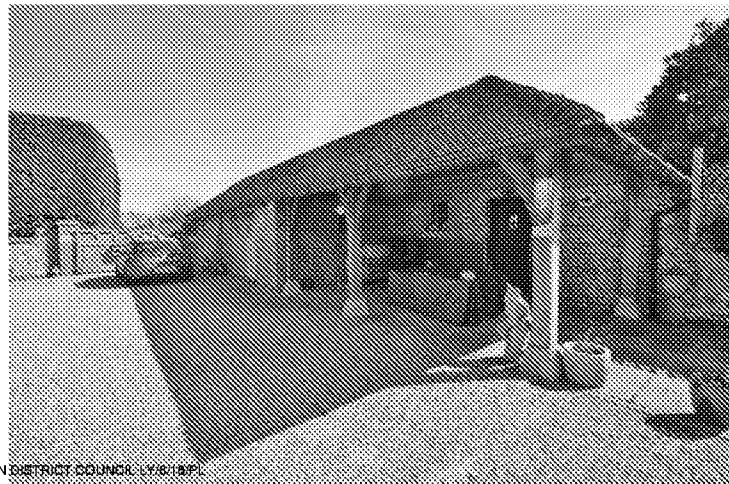
The study and viewing room with its vaulted ceiling provide peace and calm to the Northern side of the home and offers beautiful views over agricultural land towards Arundel and Crossbush.

There is a good size utility room with a second kitchen area and second cloakroom which includes a shower. This whole wing could become an annexe as it has its own entrance.

On the first floor the master bedroom and guest bedroom both have en-suite shower rooms whilst the other two double bedrooms sit at opposite ends with the a large family bathroom between them. All of the bedrooms have window seats with views.

The grounds of this agricultural tied property approach 2.1 acre and do not have garden use. The outbuilding is a large room 28ft by 12ft which has a W.C and a canopied area 21ft by 11ft perfect for outdoor dining.

AGENTS NOTE: This property has an agricultural tie and this must be sold to someone working in or retired from the agricultural community.



Accommodation

Storm Porch: 13' 6" x 4' 2" (4.11m x 1.27m)

Entrance Hall: 8' 4" x 5' 2" (2.54m x 1.57m)

WC: 8' 3" x 5' 5" (2.51m x 1.65m)

Grand Hall: 18' 4" x 15' 6" (5.59m x 4.72m)

Living Room: 25' 4" x 14' 7" (7.72m x 4.44m)

Kitchen / Breakfast Room: 34' 3" x 14' 6" (10.44m x 4.42m)

Inner Hall: 13' 4" x 4' 5" (4.06m x 1.35m)

Viewing Room: 16' 5" x 15' 6" (5m x 4.72m)

Study: 13' 9" x 11' 9" (4.19m x 3.58m)

2nd Kitchen / Utility Room: 11' 3" x 8' 3" (3.43m x 2.51m)

WC / Shower Room: 4' 7" x 4' 6" (1.4m x 1.37m)

Garage: 20' 0" x 20' 0" (6.1m x 6.1m)

Galleried Landing: 23' 5" x 15' 7" (7.14m x 4.75m)

Master Bedroom: 14' 6" x 14' 3" (4.42m x 4.34m)

Ensuite: 8' 5" x 6' 7" (2.57m x 2.01m)

Dressing Room: 8' 6" x 7' 2" (2.59m x 2.18m)

Bedroom 2: 14' 6" x 12' 9" (4.42m x 3.89m)

Ensuite:

Bedroom 3: 14' 6" x 11' 3" (4.42m x 3.43m)

Bathroom: 9' 9" x 7' 8" (2.97m x 2.34m)

Bedroom 4: 14' 6" x 13' 1" (4.42m x 3.99m)

Parking Area: 93' 0" x 46' 0" (28.35m x 14.02m)

Canopied Area: 21' 0" x 11' 0" (6.4m x 3.35m)

Store: 28' 4" x 11' 8" (8.64m x 3.56m)

WC: 11' 7" x 3' 2" (3.53m x 0.97m)





The Local Area

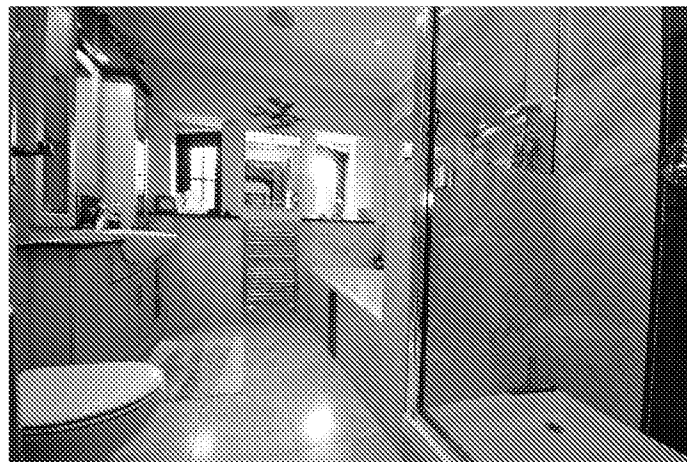
Nestled in the Arun valley alongside the River Arun, is the picturesque town of Arundel. Quirky, fun and cosmopolitan, Arundel captures the essence of heritage, urban chic and countryside pursuits.

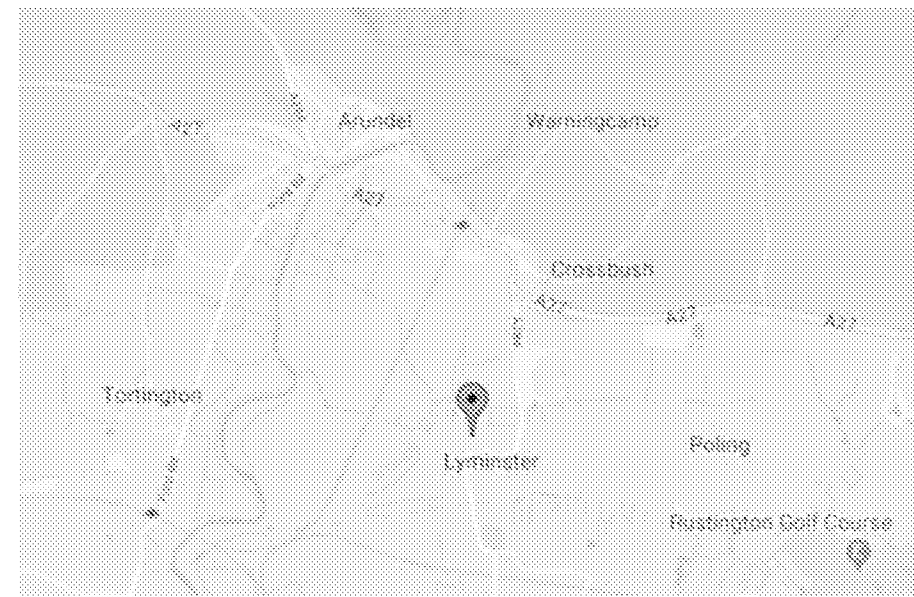
Arundel Vineyard is situated within 3 miles of Arundel which combines a thousand years of history with restaurants, pubs, contemporary Art Galleries, antique shops and independent shops and cafes so there really is something for everyone. The monthly farmers market is a real treat for enthusiastic food lovers, with fresh produce in abundance.

West Sussex is famous for its history, beautiful coastline and with the rolling countryside of the South Downs on your door step you can walk to your hearts content. Swanbourne Lake and the Wetland centre can be found just a short walk from Arundel town centre with some 26 hectares of naturalised landscapes.

A mainline railway station provides direct links to London among many other locations, and the A27 is within easy reach of the property providing links to other nearby towns and villages such as; Worthing, Littlehampton and Chichester.

Other local interest include; fabulous racing at Fontwell and Goodwood. Car fanatics will enjoy Goodwood Festival of Speed or have a great day out at the revival. Local Golf clubs, Gyms and Spa Hotel facilities are available for those that enjoy leisure activities.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		See Domestic	2012/05/02

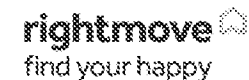


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