

## Millstones House

### School Hill

### Slindon

### BN18 0RA



Situated in this popular National Trust Downland village a fascinating **Arts and Crafts family house** believed to date from 1909. The property, which has been in the same family for the last 40 years, is set in **approximately two and a half acres** of landscaped Wisley designed gardens and offers four generously proportioned bedrooms with four reception rooms, having views south and west over its own grounds.

Slindon village boasts two churches, village hall, shop, private and primary schools. The main centres at Arundel and Chichester are approximately 5 and 7 miles distant respectively, both having mainline railway stations to London Victoria, Brighton and Portsmouth.

Millstones House retains its original charm and character and offers enormous potential for updating and enlargement subject to usual planning consents.

The accommodation is arranged as follows:

Glazed double doors to:

**ENTRANCE LOBBY:**

Archway to:

**HALL:**

Parquet flooring. Radiator. Under stairs coats and store cupboard. Door to:

**CLOAKROOM:**

Vanitory unit with cupboard below.

Door to:

**SEPARATE WC:**

Low-level unit.

<b><u>SITTING ROOM:</u></b>	Double height ceiling bounded by 1 <sup>st</sup> floor gallery. Open fireplace with Adam style carved pine surround. Parquet flooring. Two double radiators. Full height windows with southerly aspect overlooking the garden. Glazed door to:
<b><u>DRAWING ROOM:</u></b>	West facing bay window. Open fireplace with Adam style pine surround and recessed bookshelves to either side. Parquet flooring. Two double radiators. Glazed double doors to:
<b><u>CONSERVATORY:</u></b>	Herringbone brick floor. Convector radiator. Two pairs of glazed double doors to south facing garden.
<b><u>DINING ROOM:</u></b>	Open fireplace with Adam style pine surround. Two built in pine corner display cabinets. Convector radiator. Parquet flooring. Exposed ceiling beams.
<b><u>STUDY:</u></b>	Open fireplace with recessed cupboards to either side. Gas point. Double radiator. TV aerial point. Glazed door to garden. Exposed ceiling beams. Polished oak flooring.
<b><u>REAR HALL:</u></b>	Under stairs store cupboard. Doors to dining room and to:
<b><u>KITCHEN/BREAKFAST ROOM:</u></b>	Range of fitted base and wall cupboards. Inset 1 ½ bowl stainless steel sink. Plumbing for dishwasher. Hotpoint electric double oven. Gas hob with cooker hood over. Space for fridge/freezer. Peninsular unit dividing breakfast area with double radiator. Polished oak flooring. Half glazed door to south facing garden. Door to:
<b><u>PANTRY:</u></b>	Original slate work surface. Door to rear courtyard.
<b><u>UTILITY ROOM:</u></b>	Stainless steel sink with double drainer. Fitted base units. Plumbing for washing machine. Vent for dryer. Space for fridge/freezer. Walk in shelved store cupboard. Door to rear courtyard. Door to rear garden. Door to:
<b><u>CLOAKROOM:</u></b>	With high level W.C.
<b><u>BOILER /WORKROOM:</u></b>	Potterton gas boiler for domestic hot water and central heating. Vaulted ceiling. Plumbing for water softener.
Main staircase to:	
<b><u>GALLERIED 1<sup>st</sup> FLOOR LANDING:</u></b>	Fitted double wardrobe. Radiator. Door to:
<b><u>BEDROOM 1:</u></b>	West facing bay window. Range of three double fitted wardrobes. Two double radiators. Telephone point. Views west over garden. Archway to:
<b><u>DRESSING ROOM:</u></b>	Radiator. Built-in wardrobe. Views south over garden.
<b><u>BATHROOM:</u></b>	Panelled bath with tiled surround. Bidet. Vanitory unit with cupboard below and light and mirror over. Heated towel rail. Radiator.
<b><u>SEPARATE WC:</u></b>	Low level WC. Radiator.
<b><u>BEDROOM 2:</u></b>	Two built-in double wardrobes. Double radiator. TV aerial and telephone point. Views south over garden. Door to:

**SHOWER ROOM EN-SUITE:** Shower unit with mixer control and glazed screen. Vanitory unit with cupboard below. Radiator. Heated towel rail.

**REAR LANDING:** Double airing cupboard with lagged copper cylinder (immersion). Hatch with ladder to large loft space with scope for the creation of further accommodation subject to usual planning.

**BEDROOM 3:** Two radiators. Telephone point. Vanitory unit with light and mirror over and cupboard below.

**BEDROOM 4:** Two built-in double wardrobes. Radiator.

**BATHROOM 3:** White suite comprising panelled bath with mixer tap and shower attachment. Separate Mira shower unit and fitted screen. Vanitory unit with light and mirror over and cupboards below. Low-level WC. Radiator. Heated towel rail.

From the rear landing a secondary staircase leads to the ground floor.

**SERVICES:** All main.



**EXTERIOR:**

The property is approached via a long gravel drive leading to a turning and parking area to the front with **detached double Marley garage** with up and over door. Brick and tiled Summerhouse with south facing veranda.

The main garden lies to the south of the property with south facing paved terrace and veranda. Terraced lawn with stone steps down to a lower lawn with flowerbeds and shrubs, central paved walkway leading to a rose covered pergola. A gravelled walkway leads along the southern boundary east towards a vegetable garden with fruit trees and timber garden shed, outside water tap and clipped yew hedging. To the west, the path leads to a sunken garden area with Rhododendrons and Magnolia trees, and to a York stone terrace bounded by a well-stocked rockery. A stone pathway leads to the west lawn planted with mature specimen trees and shrubs, bounded by post and rail fence. Timber garden shed. **The whole extends to approximately 2 ½ acres.**

**PRICE GUIDE: £2,500,000 FREEHOLD**



**DIRECTIONS:**

From Chichester proceed east on the A27 and on reaching the Fontwell Avenue roundabout take the first exit towards London. At the next roundabout take the first exit (London) and follow the road for approximately half a mile. Turn left into Reynolds Lane - which leads into School Hill - and Millstones will be found on the left-hand side at the junction of Park Lane.

Please Note: Neither the heating system nor the services have been checked by the Agents.

