



Little Barn

Mill Road, Slindon Common, Arundel, West Sussex BN18 0LY

Michael
Cornish

PROPERTY SALES & ACQUISITIONS



PROPERTY

Detached Cottage

3 Bedrooms including
Principal bedroom with en-suite Shower room/wc
and Dressing Room
Family Bathroom
Entrance Hall
Sitting room with triple aspect
Stunning large Kitchen/Dining Room
with triple aspect and lovely views over garden

Gardens & Grounds

Delightful expanse of level lawns with a westerly aspect
and south aspect Large walled paved sun terrace
New Timber Summer house/potential Home office 17'9 x 14'6
Detached Large Carport and Store/Large Garage
Wide frontage and driveway and
parking for at least a 6 vehicles

In all set in about 0.23 acres

**Slindon Common is within the spectacular
South Downs National Park**

Little Barn

Mill Road, Slindon Common, Arundel

Little Barn is a superbly appointed charming detached cottage with light airy accommodation and contemporary features comprising: 3 bedrooms, 2 bathrooms, sitting room and a stunning kitchen/dining room, located in a sought after village with amazing walks that emanate from the doorstep across stunning countryside, in all set in delightful gardens and grounds of approximately 0.23 acres.



THE PROPERTY

Little Barn is a superbly appointed charming detached cottage with light airy accommodation, contemporary features and a comfortable atmosphere throughout. Upon entering the property there is a reception hall leading into the triple aspect sitting room with an exposed brick fireplace and a door leading out to a large enclosed walled "sun trap" patio area. The stunning triple aspect kitchen/dining room has been recently renewed with an excellent range of wall and base units with worktops and is equipped with a cooker range and appliances and a central island/ breakfast bar and utility cupboard. From the hall doors lead to a large double aspect principal bedroom with an en-suite shower room/wc and dressing room and doors from the hall lead to two further bedrooms and a family bathroom.

GARDENS & GROUNDS

The property is approached through a five bar timber gate leading into an extensive gravelled driveway providing parking for at least six vehicles leading to a large carport and adjoining store/large garage. The property sits well within its delightful gardens, which are partly enclosed with a wall on the west boundary affording an excellent degree of privacy and there is a further large enclosed walled sun terrace with a southerly aspect, in all set in gardens and grounds of approximately 0.23 acres.

Located this sought after village
which is within The South Downs National Park

Amazing walks virtually emanate from the doorstep
across wonderful countryside and further along
Mill Road through enchanting woodland



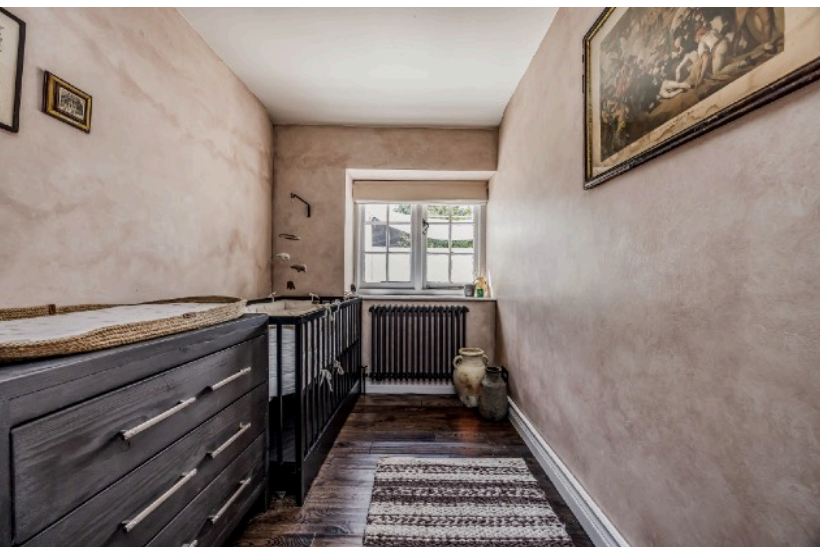












SLINDON VILLAGE nr. ARUNDEL

Slindon village is steeped in history and is set in a lovely location nestled within The South Downs National Park and has a good community with two churches and a primary school. Slindon College is an independent day and boarding school for boys aged 8-18, set in the historic Slindon House amongst impressive National Trust grounds. Slindon lays claim to have the oldest cricket club in continuous existence. Slindon Forge village shop and cafe, is a community-owned establishment that combines a cafe, a shop and information centre. A cross between a convenience store, a deli and a farm shop, it stocks a range of food and grocery products, everyday essentials and newspapers. There is a local popular pub/restaurant nearby called The Spur and lovely country walks emanate from one's doorstep.







CHICHESTER Cathedral city

Chichester was founded by the Romans during the first century AD and the surrounding areas are steeped in history, with a number of fascinating archaeological remains from the Roman Conquest such as the existing remains of the tall defence walls, which now provide a walk through the city. Much of the shopping centre is accessed through level pedestrianised areas leading to the well preserved and beautiful Chichester Cathedral founded in 1075. The City has beautifully kept parks and 'The Ship Canal' from the city Basin is navigable for about 2 miles by canoe and rowing boats to Donnington and there are a further 2 miles of walks beside the canal leading to Chichester and Birdham Marinas. About a mile from the city centre there is the Nuffield Hospital (private patients) and NHS St Richard's Hospital. There are a wide variety of amenities including: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club, rugby football club. Goodwood Hotel and luxury health club with spa, indoor swimming and gym. Other attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. There are a good selection of schools locally and accessible from Chichester including; Chichester University, Chichester Free School, Chichester High School, Bishop Luffa, Oakwood, Prebendal (with Cathedral Choir school), Great Ballard, Slindon College, Dorset House, Seaford College, Bedales Petersfield, The Portsmouth Grammar school and to the south of Goodwood there is the Independent Prep school Westbourne House.

COASTAL & COUNTRY PURSUITS

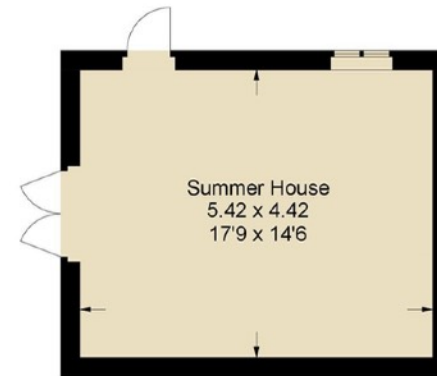
The historic Arundel Castle is about 3.5 miles to the East and among many other attractions in the area are the Goodwood Festival of Speed and Goodwood Revival annual international motoring events and regular Horse Racing events at Goodwood and Fontwell and Polo at Cowdray Park. There are excellent golf clubs at Goodwood, Cowdray Park and flying from Goodwood Aerodrome. Much of the surrounding countryside has been designated an Area of Outstanding Natural Beauty and The South Downs National Park nearby provides miles of footpaths and bridleways. Chichester is about 7.5 miles to the South west and a further 8 miles beyond the city there are miles of sandy beaches at West Wittering, which has been awarded the 'Blue Flag' international status for excellence. Chichester has about 17 miles of harbour channels leading out to The Solent, and there are about 3,750 moorings and about 12,000 registered vessels, 2,000 berths and 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), in all there are 14 Sailing Clubs locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Wildfowl & Wetland Centre, Fishbourne Roman Palace, Stansted Park House & Grounds, Petworth House and Goodwood House.

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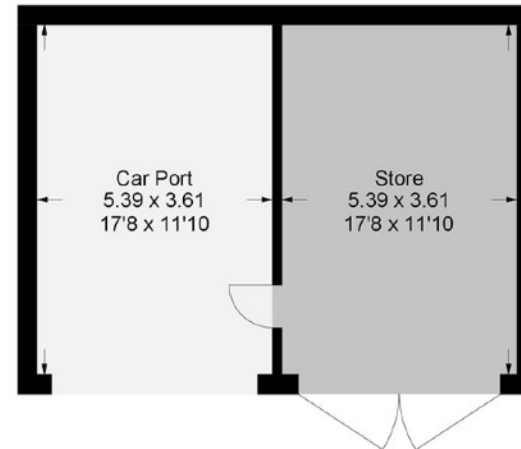
Approximate Gross Internal Area = 103.2 sq m / 1111 sq ft

Outbuildings = 64.3 sq m / 692 sq ft

Total = 167.5 sq m / 1803 sq ft

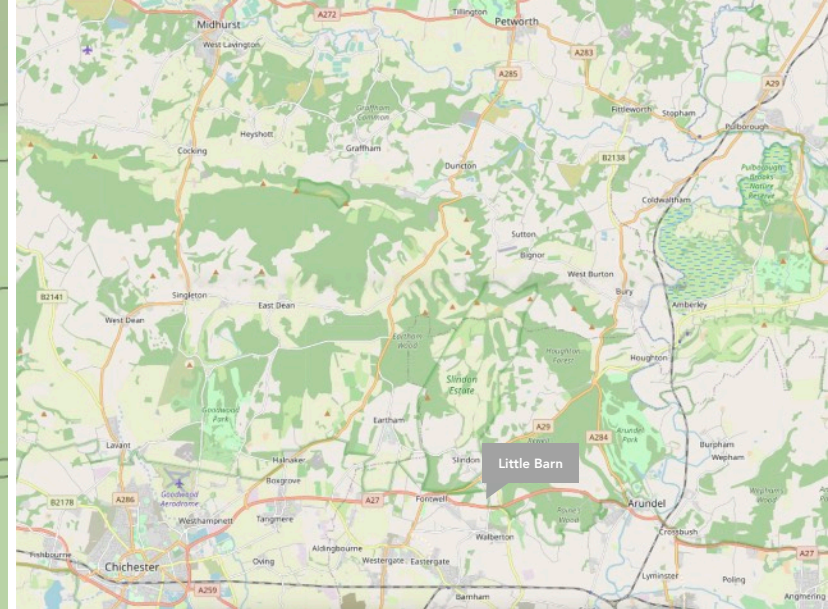


Outbuildings



= Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



COMMUNICATION TRAVEL LINKS

Arundel 3.5 miles, Chichester 7.5 miles, The Kennels Goodwood Members Club - Restaurant/Golf club and Goodwood Hotel are about 5.5 miles, Amberley rail Station 5 miles, Pulborough mainline station (12.7miles) links to London Victoria (71mins). London about 64 miles by road. Airports at Heathrow (54miles), Gatwick (39 miles), Southampton (45 miles). All distances are approximate and times may vary.

SERVICES Mains electricity, water, gas, and drainage

EPC Rating: E

Council Tax Band: F Year: 2025/26 £3,493.97

Local Authority: Arun District Council: 01903 737500

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Viewings by Appointment

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Goodwood Racecourse



Goodwood Revival



Chichester Marina



West Wittering

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