



# TIMBERS

SCHOOL HILL | SLINDON | BN18 0RA



# TIMBERS

SCHOOL HILL, SLINDON, BN18 0RA

- Superb Village Home
- Overlooking Farmland
- Grade II Listed
- Double Aspect Living Room
- Separate Dining Room
- Kitchen/Breakfast Room & Utility
- 4 Bedrooms - 2 Bathrooms
- Superb Mature Gardens
- South Downs National Park

Slindon Village is a highly sought after location within the South Downs National Park whilst being easily accessible to surrounding villages including Barnham with its mainline station. Both Chichester and Arundel, with their various amenities are also close by.

Timbers is a beautiful Grade II Listed character village home with views to the front over farmland and wonderful mature gardens to the rear.

The property provides versatile accommodation which comprises entrance hall, ground floor cloakroom and a bright double aspect living room with feature Inglenook fireplace and exposed beams. Off the living room is an additional reception room currently used as a reading room/library.

The separate dining room is another fine reception room with built in dresser unit, fireplace, exposed wood block flooring and ceiling beams. This room too enjoys views over the farm.

The kitchen/breakfast room is a bright double aspect room with the kitchen being fitted with a range of white units together with built in double oven, gas hob and plumbing for a dishwasher. The breakfast area has ample space for table and chairs and enjoys views over the rear garden. There are steps leading to the utility room which has space and plumbing for various appliances and has a door to the side garden.

On the first floor, there are four good size bedrooms all with open outlooks and fitted wardrobe cupboards. The tiled family bathroom has a white suite comprising panelled bath, wash basin and WC. There is also separate shower room with shower cubicle and wash basin.

Outside, the property enjoys a superb walled westerly garden to the rear with areas of shaped lawn with well stocked flower and shrub borders together with several mature trees. The raised paved terrace leads off the attractive summerhouse which provides views over the garden and beyond.

The driveway provides ample parking and turning area which leads to the brick built detached garage/workshop provides parking and a roof storage area. To the side there is hard standing with an aluminium framed greenhouse.



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## Council Tax Band G

From the roundabout at the A27 and A29 junction proceed northwards along the A29 and turn left at the crossroads into Reynolds Lane, which continues into School Hill. Timbers will be found on the left hand side.



APPROXIMATE GROSS INTERNAL AREA = 2434 SQ FT / 226.1 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024©

Produced for Sims Williams

Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

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