



GLEBE HOUSE

BINSTED LANE | BINSTED | BN18 0LN



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BINSTED LANE, BINSTED, BN18 0LN

- Picturesque Character Property
- Stunning Open Rural Views
- 2 Reception Rooms
- Kitchen/Breakfast Room
- Utility/Boot Room & Cloakroom
- 4 Double Bedrooms
- 2 En-Suites & Family Bathroom
- Mature Gardens & Various Outbuildings
- Set within 1 Acre of Grounds
- [///braved.reliving.eternity](http://braved.reliving.eternity)

A stunning character property which has been refurbished to a high specification throughout, being situated in an idyllic semi-rural location with glorious open views to the front and rear.

The accommodation comprises L-shaped sitting room with open-fireplace and separate dining room. Bespoke fitted kitchen/breakfast room with separate utility room/boot room, cloakroom and ground floor guest bedroom with en-suite shower.

On the first floor, there are 3 double bedrooms with the main having an en-suite bathroom. There is also a generous size fully fitted family bathroom suite.

Outside, there are beautifully landscaped mature gardens set in grounds of around an acre with various outbuildings providing annexe potential/home office along with 2 stables. There is also a private gravelled driveway providing ample parking with space suitable for carport/garaging.



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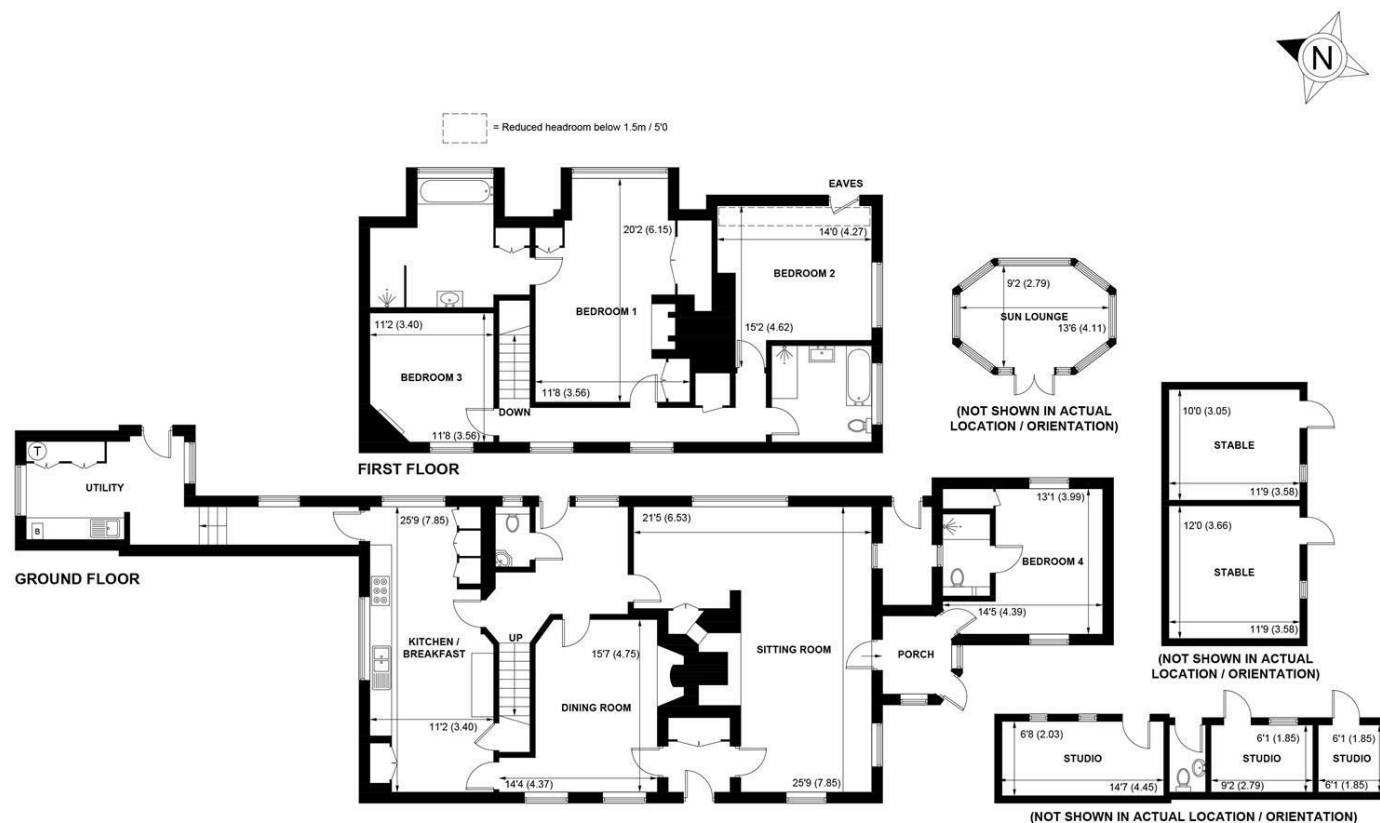
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EPC Band - Current - E Potential - D

Council Tax Band G

From Walberton Village proceed in an easterly direction along Maple Road to the roundabout and take the first exit onto Yapton Lane. Continue on Yapton Lane, taking the first turning right into Hedgers Hill then bear right at the junction onto Binsted Lane. Follow the road for about 1/4 mile and the property can be found on the left hand side.



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.

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

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