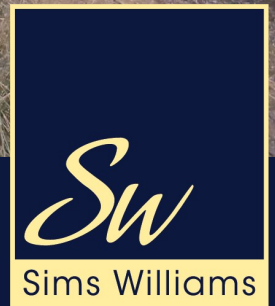




THE PIANO HOUSE

| WARNINGCAMP | BN18 9QL



THE PIANO HOUSE

, WARNINGCAMP, BN18 9QL

OFFERS IN EXCESS OF £1,400,000 FREEHOLD

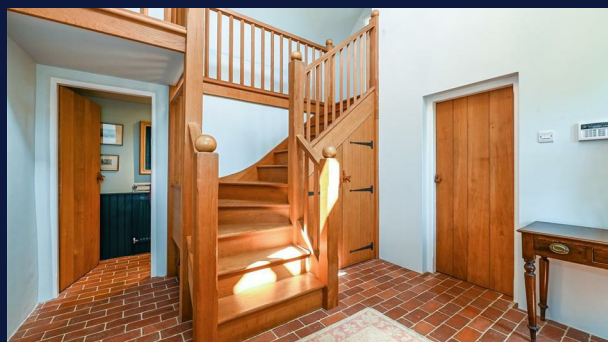
- Detached Period Property
- Elevated Position in South Downs National Park
- 5 Bedrooms
- 4 Reception Rooms
- 35ft Farmhouse Kitchen
- Studio & Summerhouses
- Double & Single Garaging
- Exposed Beams and Fireplaces
- Stunning Mature Gardens

An imposing character property, beautifully presented and with fine craftsmanship throughout and with beautifully designed and landscaped mature gardens wrapping around the property, garaging and parking creating a wonderful family home. Situated in Warningcamp in the heart of the South Downs National Park with easy access to Arundel town centre, mainline railway station, shops and amenities and good road links to the surrounding areas via the A27 and A29.

The accommodation comprises of an impressive vaulted entrance hall with stairs to the first floor and doors off to all ground floor principle rooms. There are two sitting rooms divided with an original inglenook fireplace with woodburner to one side and leads through to the study which can be opened up to create a larger area, if desired. The 35ft kitchen/dining family room is fitted with a range of eye and base level units and drawers, butler sink and dual fuel aga with ample space for entertaining family and friends. The dining/family area has vaulted ceiling and glazing to ensure wonderful views over the garden and with French doors for direct access. There is a fitted boot room with space and plumbing for washing machine, tumble drier and additional appliances and a door to the garden. Ground Floor w.c.

The first floor has a galleried landing leading splitting off to the East Wing with 3 double bedrooms, one of which is currently utilised as a dressing room and a separate shower room. The master bedroom with fitted wardrobes, further double bedroom and spacious family bathroom can be found in the West Wing.

The stunning gardens have been designed by the current Vendor with meandering pathways and hard landscaped seating and dining areas, muted palette planting and steel water features all positioned to make the most of the views of the surrounding countryside as they wrap around the property. In addition there are two summerhouses, greenhouse and storage sheds. To the front of the property is a double garage with electric doors and studio room above. To the rear of the property there is additional parking and a single garage and planting area.



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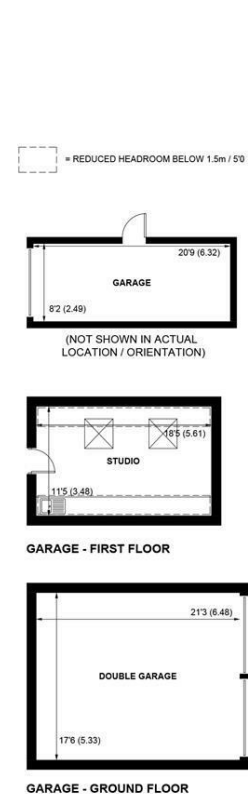
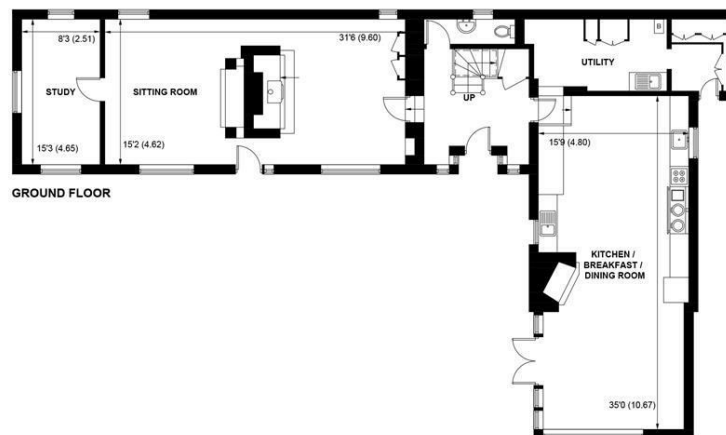
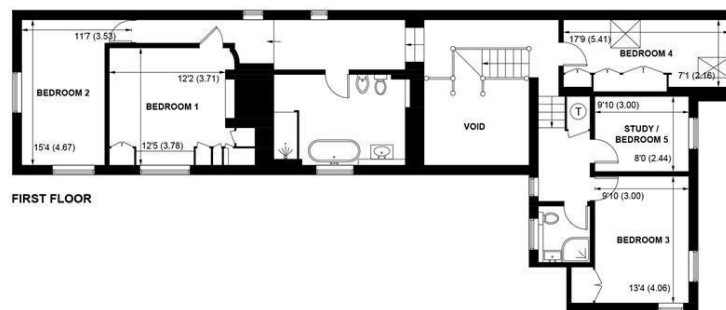
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Grade II Listed

Oil Fired Heating & Septic Tank Drainage

Council Tax Band G

Upon leaving Arundel, head South on the A27 take the first left turning after Arundel Station onto Crossbush Lane toward Warningcamp. Take the right turning at the crossroads. Proceed along this road turning right at the next junction and The Piano House will be found on the left-hand side.



APPROXIMATE GROSS INTERNAL AREA = 2694 SQ FT / 250.3 SQ M
(EXCLUDING VOID)
OUTBUILDINGS = 756 SQ FT / 70.2 SQ M
(INCLUDING GARAGES)
TOTAL = 3450 SQ FT / 320.5 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©
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.

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.

8a High Street
Arundel, BN18 9AB

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