



# TREE TOPS

WARNINGCAMP | ARUNDEL | BN18 9QT





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WARNINGCAMP, ARUNDEL, BN18 9QT

GUIDE PRICE £1,275,000 FREEHOLD

- Substantial Detached Family Home
- Stunning National Park Location
- Outstanding Views
- Kitchen/Breakfast Room
- 4 Reception Rooms
- Large Loft Hobbies Room
- 1.25 Acres of Garden
- Driveway and Double Garage
- Further Potential STP

Designed by the famous local Architect, Neil Holland, this is the first time to market since Tree Tops was built 38 years ago, situated in the Hamlet of Warningcamp located in the South Downs National Park. The property boasts the most amazing far reaching views of Arundel Castle and the Downs, 1.25 acres of beautiful gardens with driveway, double garage and parking for several cars. This property has scope for extension subject to planning permission.

The accommodation comprises steps leading up to a large entrance porch, entrance hall with cloaks cupboard and a bench. Kitchen/breakfast room is fitted with a range of base and wall units, four ring electric hob, integrated dishwasher, double oven and fridge/freezer. Off the kitchen is a utility room with butler sink, boiler, shelving and space for washing machine/tumble dryer with a door to the front.

The dining room has a door onto the garden showing the views, leading onto the terrace. The sitting room also benefits from the views with a door onto the terrace, storage seats either side of the door with a brick built log fireplace. There is a second reception room at the end of the hall with doors to the garden with a brick built fireplace with an electric fire, storage seats either side of the fire and a study.

By the stairs leading to the first floor is a storage cupboard, cloakroom and a large under stairs cupboard. On the first floor there are 5 double bedrooms and a family bathroom. The principal bedroom suite has triple aspect views, fitted wardrobes with an en-suite bathroom.

On the second floor there is a useful loft room/games room with eaves storage. Outside the garden is a particular feature of the house with impressive views towards Arundel castle and the surrounding downland. There is a large paved terrace, a spacious lawn with apples and mulberry trees, beautiful flower beds and a feature fountain. There is approximately 1.25 acres of land, driveway, double garage and parking for several cars.





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EPC Band - Current - E Potential - D

Council Tax Band G

Oil Fired Central Heating

Drainage: Septic Tank

Upon leaving Arundel, head South on the A27 take the first left turning after Arundel Station towards Warningcamp. Take the right turning at the crossroads and 'Tree Tops' can be found a little way up on the left hand side.



APPROXIMATE GROSS INTERNAL AREA = 3186 SQ FT / 296.0SQ M

GARAGE = 365 SQ FT / 33.9 SQ M

TOTAL = 3551 SQ FT / 329.9 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

01903 885678  
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