



PINEWOODS

ARUNDEL | BN18 0LQ

Sw

Sims Williams

PINEWOODS

BINSTED WOOD, ARUNDEL, BN18 0LQ

GUIDE PRICE £1,500,000 FREEHOLD

- A Beautifully Presented Detached Family Home
- Refurbished Throughout To High Standards
- Bespoke Fitted Kitchen/Breakfast Room
- Triple Aspect Sitting Room with Log Burner
- Principal Suite with Wardrobes & Ensuite
- 3 Further Double Bedrooms
- Located within the South Downs National Park
- Large Mature Garden
- Double Carport & Garden Studio

A beautifully presented four-bedroom detached family home, nestled in the picturesque rural setting of Binsted. Refurbished to an exceptional standard, this stunning property blends contemporary elegance with country charm, offering spacious and stylish living throughout. Highlights include a bespoke modern kitchen/diner, a triple-aspect living room, two log burners, a garden studio, and ample driveway parking.

Upon arrival, you are welcomed into a generous hallway featuring a striking fireplace with a log burner and a staircase leading to the first floor. The triple-aspect sitting room is flooded by natural light, boasting a west-facing picture bay window, a second fireplace with a log burner, and French doors opening onto the garden.

The impressive kitchen/dining room is fitted with bespoke base units, marble surfaces, an integrated dishwasher, and freestanding appliances, including a range cooker and a fridge/freezer. Adjacent to this space, the utility room offers bespoke floor-to-ceiling cabinetry and a convenient WC.

Upstairs, the principal suite is complete with a walk-in wardrobe and a stylish ensuite shower room. Three further double bedrooms all feature fitted wardrobes and are serviced by a family bathroom with a freestanding bath, a walk-in shower, a washbasin, and a WC.

Set within an acre of beautifully landscaped gardens, the property boasts a large entertaining terrace with an outdoor fireplace, a summer kitchen, and a charming garden studio—perfect for work or relaxation. The grounds are further enhanced by mature apple, pear, and plum trees. To the front, a spacious driveway and a double covered carport provide ample parking.



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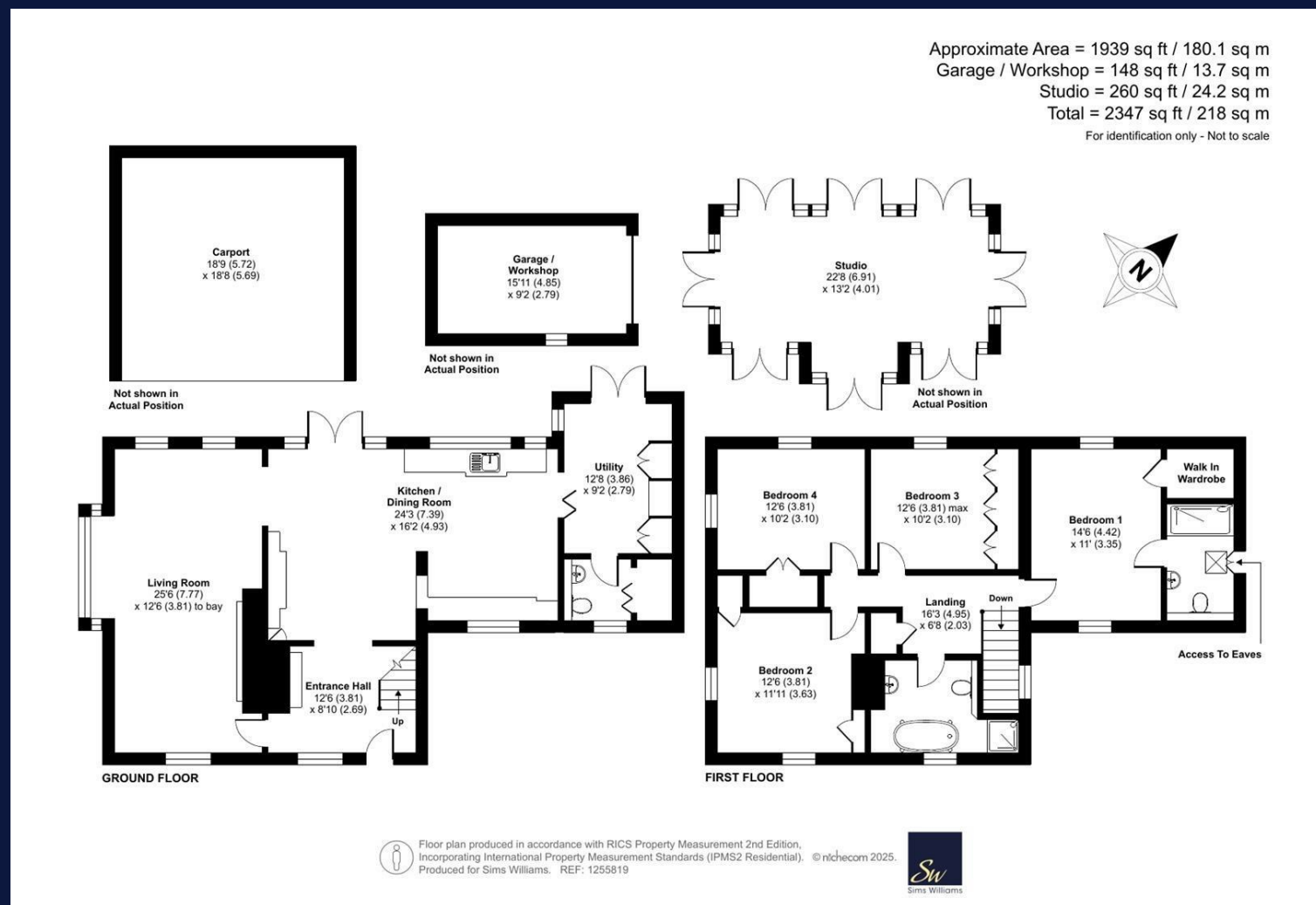
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EPC Band - Current - D Potential - C

Council Tax Band F

Upon leaving Arundel head West on the A27, turn left just before the White Swan Hotel and then taking an immediate right down Binsted Lane, follow the road and the property can be found on the right 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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