



Bedstone Cottage, School Hill, Slindon, BN18 0RS

Guide Price £625,000

Bedstone Cottage, Slindon

A stylish 2023-built cottage combining exceptional contemporary living with the charm of village life on the South Downs.

- A two bedroom semi-detached cottage
- Presented in excellent condition
- Exclusive development of just four homes
- Highly sought-after village of Slindon
- South Downs National Park on the doorstep
- Delightful outlook over the village green
- West-facing enclosed rear garden
- Air source heat pump & underfloor heating
- Secure gated parking for two cars & EV charging point*

An exceptional two-bedroom semi-detached cottage, built in 2023 and forming one of just four homes within an exclusive courtyard-style development in the highly sought-after village of Slindon. Set on the southern edge of the glorious South Downs National Park, the property enjoys a delightful outlook over the village green and is conveniently positioned approximately eight miles north-east of Chichester.

Thoughtfully designed and beautifully presented, the cottage combines contemporary living with a traditional village setting. The accommodation features high-quality kitchen and bathroom fittings, tasteful décor and modern energy-efficient technology, including an air source heat pump and underfloor heating.





The ground floor comprises an entrance hall with cloakroom/WC, a spacious dual-aspect sitting room with doors opening onto the rear garden, and an impressive kitchen/dining room. The kitchen is beautifully appointed with quality integrated appliances, composite worktops and doors providing direct access to the garden.

A stunning oak staircase rises to the first-floor landing, where there are two bedrooms, including a principal bedroom with dressing room and en-suite shower room, together with a further double bedroom and separate family bathroom.

Outside, the property occupies a small yet enviable plot with an enclosed west-facing rear garden, mainly laid to lawn and offering an attractive outlook. Secure gated parking for two cars is provided, together with use of an EV charging point *.

The property represents an ideal low-maintenance primary home or attractive pied-à-terre, combining modern comfort with the charm and beauty of village life within the South Downs with no onward chain.

Agents Note: * Further details regarding the Management Company and share of the freehold of the parking area, including the EV charging point, are available from the sole agents. Monthly service fee of approximately £80 pm.

Arun District Council - 26/27 Tax Band C £2,253.33 EPC-B







Bedstone Cottage, School Hill, Slindon, Arundel

Approximate Area = 1046 sq ft / 97.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2026.
Produced for Henry Adams. REF: 1520662

Location - Slindon is one of the most unspoilt and desirable villages in West Sussex, set within the South Downs National Park, with many of the original houses owned by the National Trust. The village has two churches, a cricket pitch, primary school, a thriving shop and cafe, The Forge, and a popular pub and restaurant, The Spur. Nearby in the neighbouring village is 'The Pig' hotel and restaurant. The surrounding area offers wonderful walks. Situated just over four miles to the north west of Arundel, the property is easily accessible to both the A29, A27 and nearby train stations include Arundel, Amberley and Pulborough. Historic Arundel offers a fine array of public houses, restaurants and shops. Chichester, Pulborough and Storrington are within a ten mile radius. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes, bars, the Festival Theatre. The area is a paradise for wildlife enthusiasts, with beautiful walks, bridleways and cycle tracks over the South Downs.

Directions - Proceed east along the A27. Take the first exit left at the Fontwell roundabout and at the next roundabout take the first exit (A29) and continue for approximately 0.7 of a mile where at the crossroads turn right into Reynolds Lane (signposted to Slindon). Continue along Reynolds Lane which leads into School Hill. Pass Gaston Farm on your right and as the road bears round to the left (into Top Road), turn bear right on an unmarked road. The property is at the end on the right. What3words - rent.lightbulb.bucked

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk

