



Drake Grove Burndell Road, Yapton, Arundel, BN18

Guide Price **£675,000**



Property Type: Detached House

Bedrooms: 4

Bathrooms: 3

Receptions: 2

Tenure: Freehold

Council Tax Band: F

- Substantial individual detached family home
- Approximately 2,287 sq ft of versatile accommodation
- Four generous double bedrooms
- Principal bedroom with fitted wardrobes and en-suite
- Multiple reception spaces ideal for family life and entertaining
- Superb light-filled sun room/family room overlooking the garden
- Exceptionally generous and private rear garden
- Extensive driveway parking and large detached double garage
- Excellent potential to further evolve or extend, subject to necessary consents
- Gas Central heating and double glazed throughout.



A substantial and individual detached family home offering approximately 2,287 sq ft of wonderfully versatile accommodation, set within an exceptionally generous and private plot. Featuring four double bedrooms, multiple reception spaces, a superb light-filled sun room overlooking the garden, principal bedroom with en-suite, extensive parking, detached double garage and separate studio/craft room in the loft area. A proper family home with increasing opportunities.



Jacobs Steel are delighted to offer this substantial and individual detached family home, occupying a wonderfully generous plot and offering an increasingly rare combination of space, privacy and versatility. With accommodation extending to approximately 2,287 sq ft including garaging and a created loft space used as a craft room, this is a house that feels established and reassuringly substantial, yet remains wonderfully relaxed and practical for everyday family life.

There is a certain confidence to the architecture. Traditional elevations, broad windows and well-proportioned rooms give the house a sense of permanence, while inside, the accommodation has evolved to create a particularly comfortable home with an abundance of natural light. It is not a house dictated by one enormous open-plan room; instead, there is a collection of distinct spaces that work together exceptionally well, allowing family life, entertaining and quieter moments to coexist.

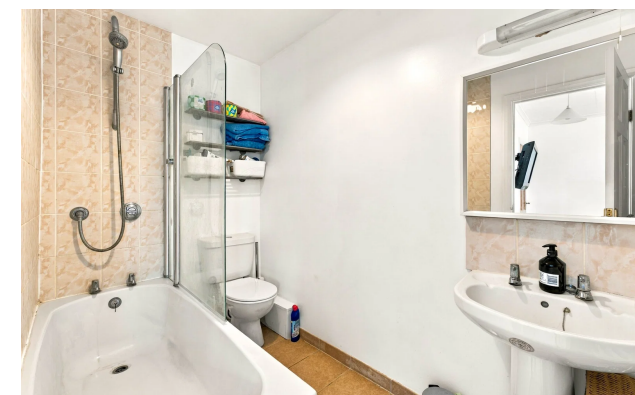
The entrance immediately establishes the scale of the property, with a generous hallway leading through to the principal reception rooms. The main living room is an impressive space, extending to over 16 feet and enjoying a broad bank of windows fitted with plantation shutters. Its proportions allow for substantial furniture without compromising the feeling of space, while the more formal dining room provides an entirely separate setting for entertaining.



At the heart of the house is a generous kitchen, arranged around a substantial central island and providing the sort of informal space where people naturally gather. This connects beautifully with the adjoining sun room/family room – one of the most enjoyable spaces within the house with an insulated roof and heating. Surrounded by glazing and looking directly across the garden, it creates an almost seamless relationship between inside and out and provides a wonderfully bright everyday living space throughout the seasons. Externally is a useful lean-to with space for a washing machine and dryer.

The ground floor is completed by further ancillary accommodation, including a useful gym, cloakroom and additional hallway space. Collectively, the layout has an ease to it that is difficult to replicate in more recently constructed homes; there is space to spread out, work from home, entertain or simply close a door and find somewhere quiet.

Upstairs, the generous proportions continue. There are four double bedrooms, including an excellent principal bedroom with extensive fitted wardrobes and its own en-suite. The remaining bedrooms are equally well proportioned rather than being secondary afterthoughts, complemented by a family bathroom and a notably spacious landing. Timber flooring and large windows add further character and light to the first floor landing. From the smaller of the bedrooms accessed via a drop down ladder is a separate craft room/studio with Velux windows. The space has access to a walk in loft housing the gas boiler and further eaves storage.



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