

Woodlands, Bridle Lane, Slindon Common, BN18 0NA

Guide Price £625,000

Henry Adams
estate agents

Woodlands, Slindon Common

Beautifully modernised combining period charm with stylish contemporary living and a generous garden.

- Attractive 1930s home
- Extensively and sympathetically modernised
- Generous gravelled frontage
- Ample off-road parking
- Newly constructed tandem garage
- Characterful sitting room
- Stunning open-plan kitchen/dining/family space
- Feature roof lantern and two sets of French doors
- Separate utility/boot room
- Three bedrooms, en-suite shower room and family bathroom
- Long south facing garden with timber garden building

Originally believed to date from the 1930s, this attractive home has been the subject of an extensive yet sympathetic programme of modernisation and extension by the present owners since 2023. The result is an impressive blend of traditional charm and character with beautifully appointed, contemporary accommodation designed for today's modern lifestyle.

The property is approached via twin five-bar gates which open onto a generous gravelled front garden, attractively enclosed by mature hedging on three sides. There is ample off-road parking for three vehicles, leading to a newly constructed 33ft tandem garage with a remote-controlled roller door.













The welcoming entrance hall provides access to a cloakroom and the principal reception rooms. The traditional sitting room retains a lovely sense of character, centred around a feature open fireplace.

A particular highlight is the superb open-plan everyday living space, thoughtfully designed to create a bright and sociable heart to the home. The stylish Shaker-style kitchen is fitted with an extensive range of sage-green wall and floor units, complemented by quartz work surfaces, a breakfast bar and traditional butler sink. Integrated appliances include a Neff Slide & Hide oven, a Neff combination microwave oven, Neff induction hob, extractor hood, fridge/freezer, wine cooler and slimline dishwasher.

The kitchen flows seamlessly into an L-shaped dining, family and sun room, with a striking roof lantern above the dining area providing an abundance of natural light. Two sets of French doors open directly onto the south-east-facing patio, creating an ideal setting for both everyday family living and entertaining. A separate utility/boot room is conveniently accessed from both the kitchen area and entrance hall.

On the first floor are three bedrooms and a well-appointed family bathroom. The guest bedroom benefits from its own en-suite shower room.

The long rear garden is another appealing feature, with a generous, paved patio providing an excellent space for outdoor dining and entertaining, complemented by a newly created ornamental fishpond. Beyond is an extensive lawn bordered by established planting, with a timber garden building at the far end, providing a useful home office or equally suited to use as a gym or hobby room.

Further features include mains gas-fired underfloor heating to the ground floor and attractive retro-style radiators to the first floor. The property is on mains drainage.

Arun District Council - 26/27 Tax Band D £2,534.99 EPC-D







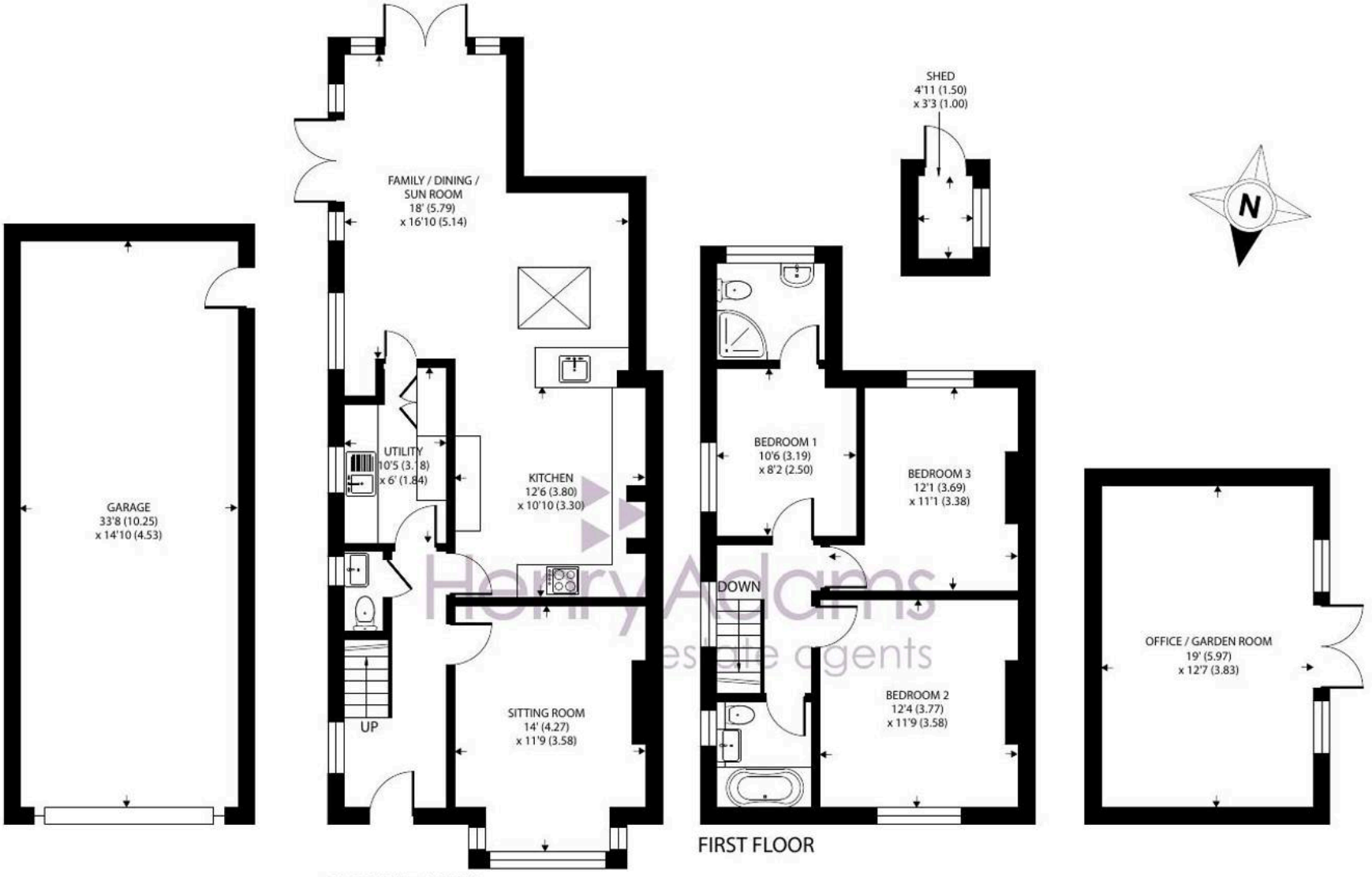












Approximate Area = 1229 sq ft / 114.1 sq m
Garage = 434 sq ft / 40.3 sq m
Outbuilding = 256 sq ft / 23.7 sq m
Total = 1919 sq ft / 178.1 sq m
For identification only - Not to scale

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). Pass the turning to Slindon on your left and as the mini dual carriageway starts bear right turning right into Shellbridge Road just before The Spur public house. Take the first right into Bridle Lane and the property is halfway along on the left. What3words - wiggly.switch.ordeals









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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.