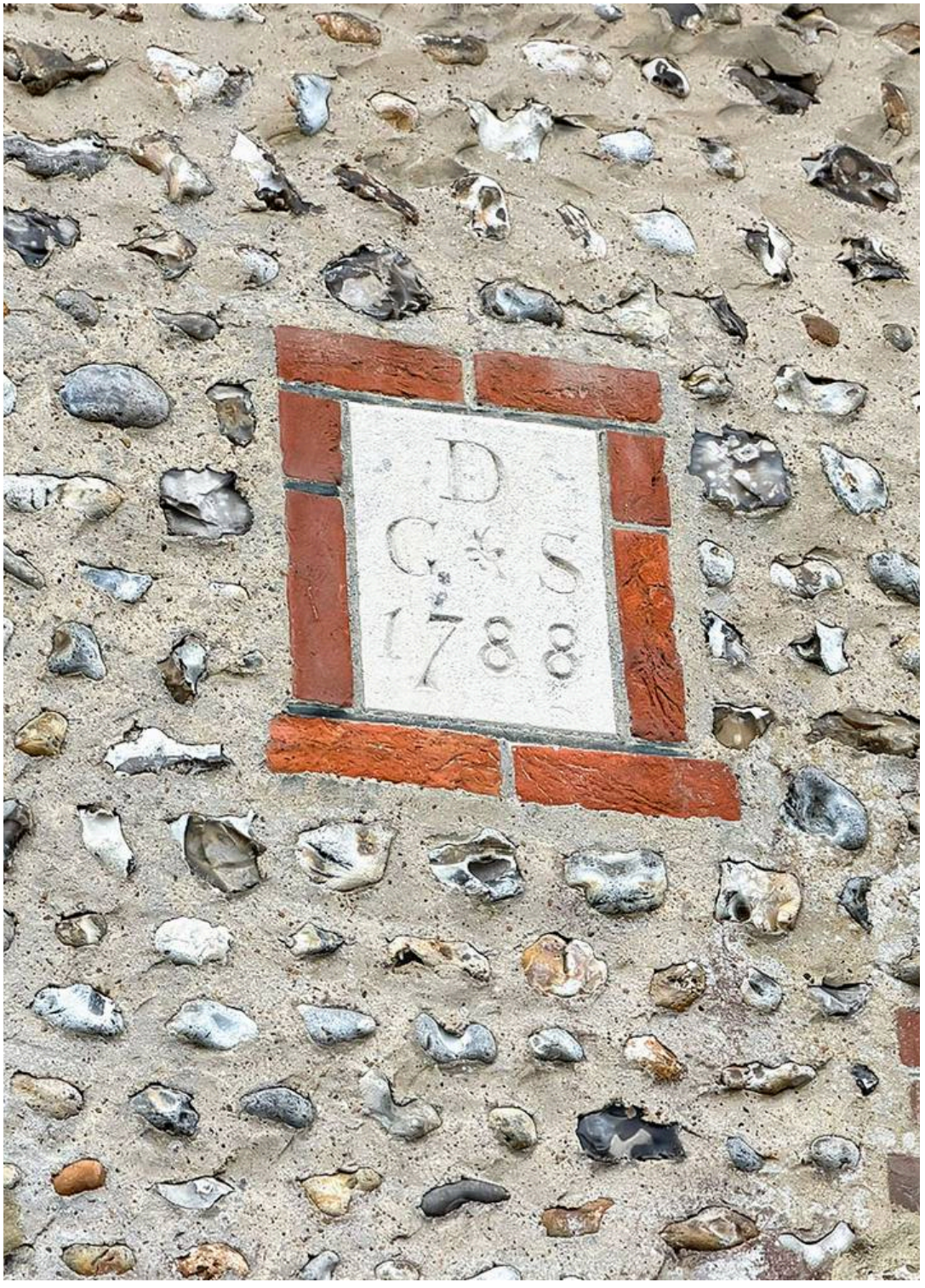
Blakedean Lyminster Road, Lyminster

£850,000

Council Tax band: G | Tenure: Freehold | EPC Rating: E



Blakedean Lyminster Road

Lyminster, West Sussex

A distinguished Georgian residence dating back to 1788, blending period elegance with modern family living in one of West Sussex's most desirable semi-rural settings.

Blakedene is a home of presence and proportion. Its classic red-brick façade, symmetrical design and traditional sash windows immediately reflect the architectural confidence of the Georgian era. Set behind brick pillars and a sweeping driveway, the approach offers the privacy and stature befitting a property of this calibre.

Over the centuries, the home has evolved thoughtfully. A 1960s extension to the rear introduced the generous open-plan living space that today forms the heart of the house perfectly aligned with how modern families entertain and live.

Ground Floor The original section of the home retains two formal reception rooms to the front, both enjoying high ceilings, period fireplaces and elegant proportions. These rooms offer flexibility as sitting rooms, a library, or more formal entertaining spaces. To the rear, the property opens into a superb kitchen, dining and family living area with direct access onto the south-facing garden. This light-filled space combines character and practicality shaker-style cabinetry sits comfortably alongside the traditional Aga, while an additional electric oven and hob provide day-to-day convenience. It is a space designed as much for relaxed Sunday mornings as it is for hosting larger gatherings.

Further ground floor accommodation includes:

• A dedicated home office — ideal for London commuters working remotely part of the week • Separate utility room • Cloakroom/WC Underfoot, flagstone flooring and period detailing continue the home's sense of timeless quality.

First Floor A turned staircase, beautifully lit by stained glass, rises to a spacious landing with a sense of grandeur often lost on many modern homes.

Upstairs offers five bedrooms in total:
• Two substantial double bedrooms positioned to the front, connected via a Jack and Jill arrangement to a well-appointed bathroom • Three further bedrooms, one benefitting from its own en-suite shower room • A separate family bathroom The layout works particularly well for growing families, multi-generational living, or those needing adaptable guest accommodation.

Outbuildings & Storage Blakedene's versatility extends beyond the main house. • Double garage with mezzanine storage • Secondary garage • Additional storage and plant rooms • Cellar within the main house • Loft space Whether for classic car enthusiasts, hobbyists, or those simply needing generous storage, the practical space here is exceptional. Gardens & Grounds The south-facing rear garden is both private and mature, providing a sheltered setting for the swimming pool and various seating areas. It is a garden designed for summer entertaining, family gatherings and quiet evenings alike. To the front, the substantial driveway provides parking for multiple vehicles, framed by brick pillars and mature boundaries that enhance the home's sense of arrival.

Location Situated in the sought-after village of Lyminster, just outside the South Downs National Park, Blakedene offers the best of both worlds: a genuine semi-rural feel without isolation. • Approximately 10 minutes to Arundel Railway Station with direct mainline services towards London • Close to the historic market town of Arundel • And less than 15 Minutes' drive to the West Sussex Coastline

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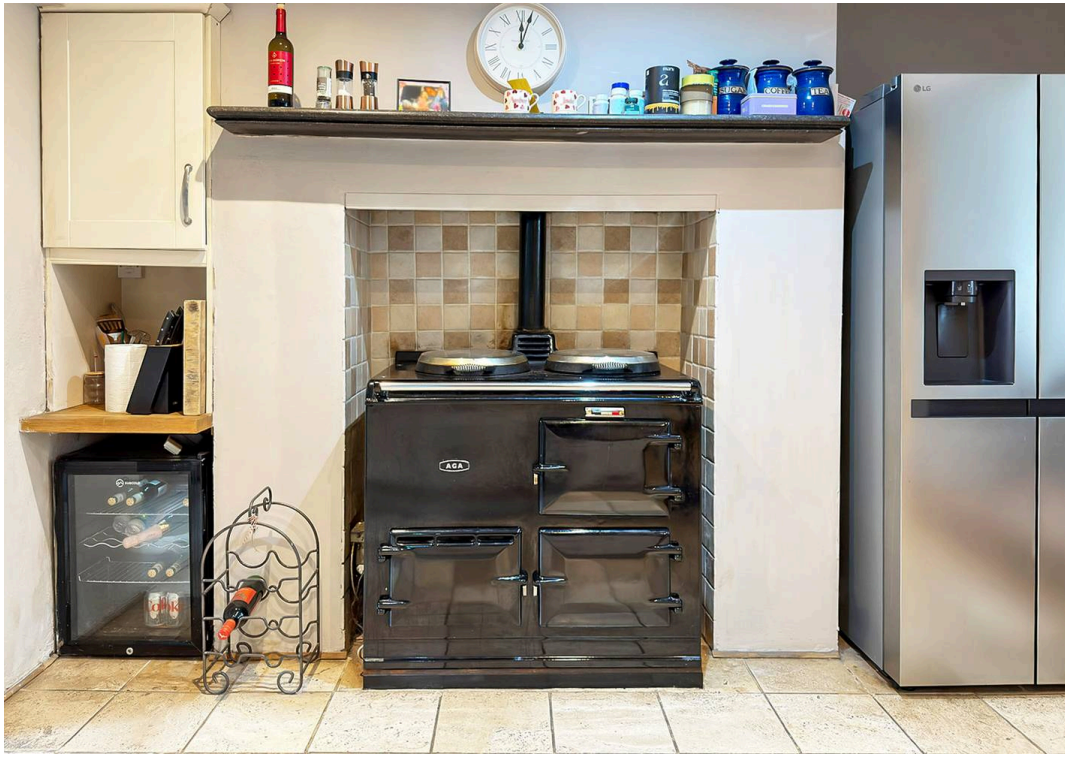
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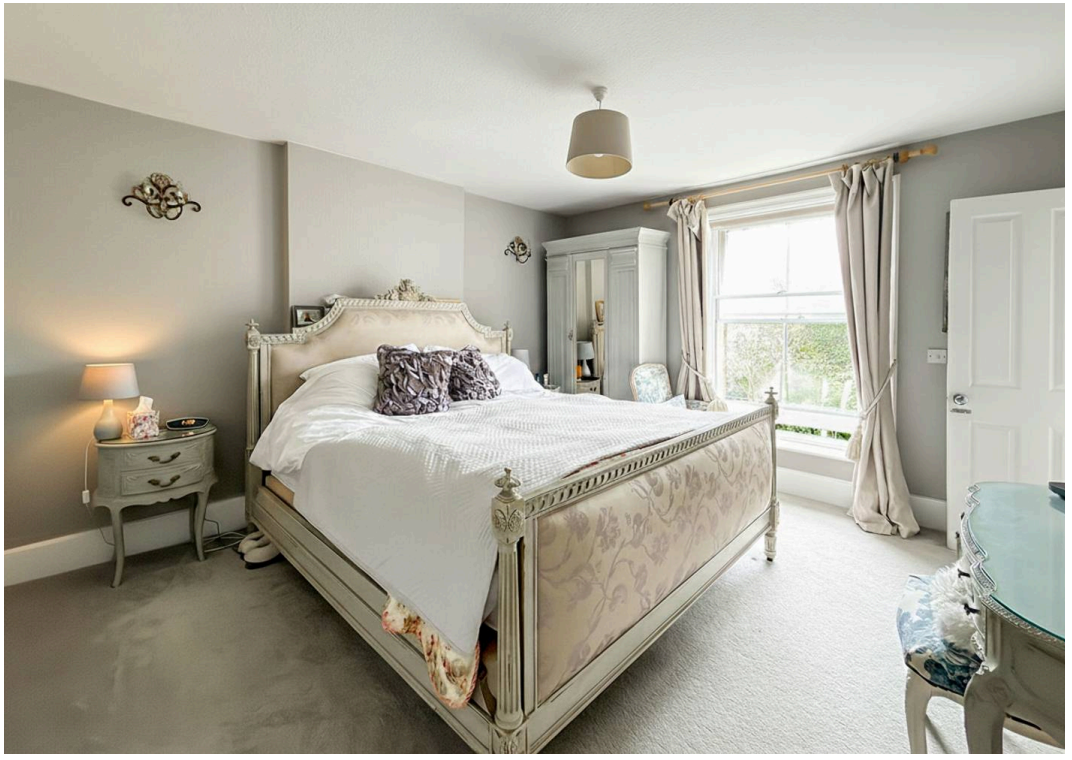
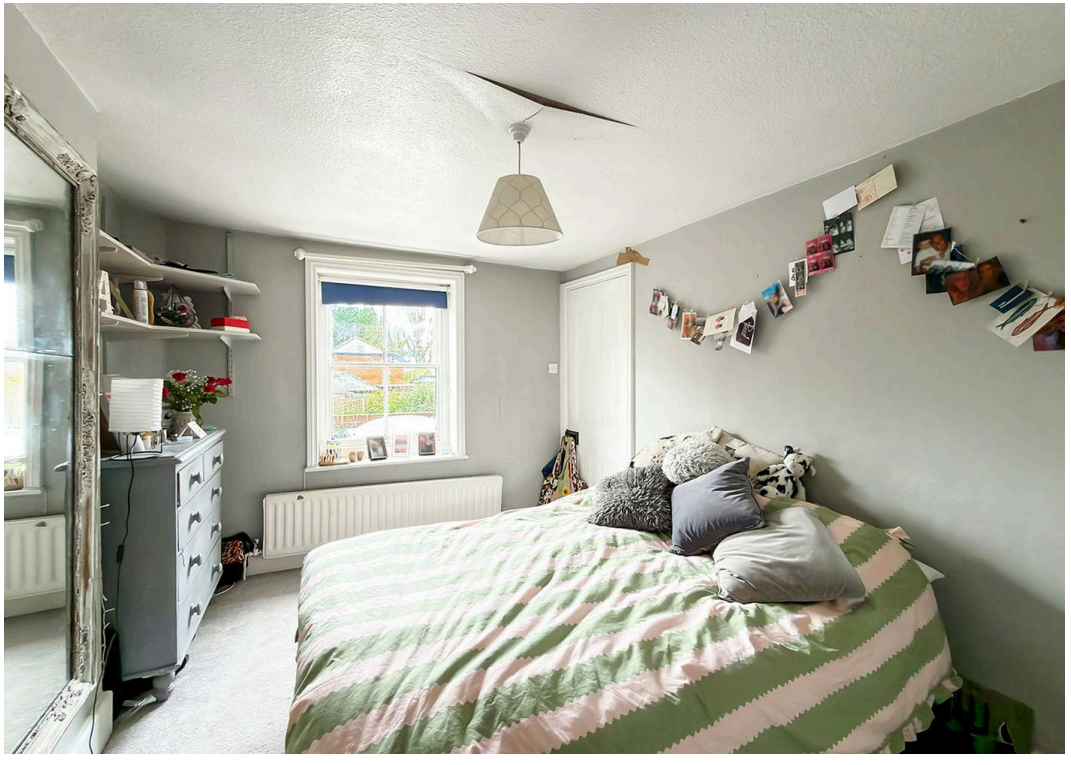
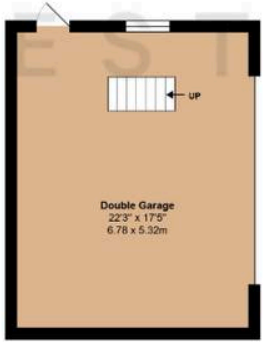




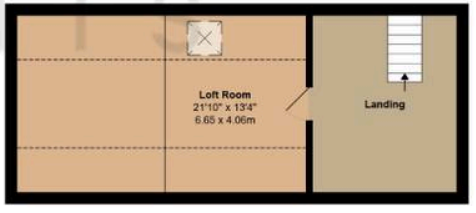
Ground Floor

First Floor

Garage First Floor



Lower Ground Floor



Second Floor

Total Area: 4496 ft² ... 417.7 m² (Includes Garage & Storage, Cellar and Loft Room)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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