ROWAN COTTAGE

SHELLBRIDGE ROAD | SLINDON COMMON | BN18 0NB

Sw
Sims Williams

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SHELLBRIDGE ROAD, SLINDON COMMON, BN18 0NB

- Extended Detached Family Home
- South Downs National Park
- Plot Approaching One Acre
- 4 Generous Reception Rooms
- 5 Bedrooms (1 Ground Floor)
- Ensuite to Main & Family Bathroom
- Ground Floor Bathroom.
- Mature Secluded Grounds
- Garage with Boarded Loft & Driveway Parking

A charming and extended detached family home, beautifully renovated over the years and occupying a generous plot approaching one acre within the highly sought after South Downs National Park.

The spacious accommodation includes a welcoming reception hall, triple aspect sitting room with feature double sided fireplace opening through to a further sitting room, both with doors leading into a large conservatory. The impressive triple aspect family room with kitchen/dining/sitting room features bi-fold doors opening onto the garden, complemented by a separate utility room, ground floor bedroom and spacious family bathroom. There is also a library.

On the first floor, there are four further bedrooms, comprising two doubles and two singles, with the principal bedroom benefiting from an en-suite bathroom. A further family bathroom completes the accommodation.

Outside, the property enjoys secluded and mature grounds with lawn and patio areas, a variety of useful outbuildings and a detached garage with boarded loft and side access. To the front, are attractive shrub and plant borders, lawn area and a generous driveway which provides ample off road parking.

Important Information:
Prospective purchasers should be aware that there is a private burial within the grounds of the property. The Executors have advised that there will be no future visitation of the burial site. Purchasers are advised to make their own enquiries and to satisfy themselves, through their legal representatives, as to any rights of access, arrangements or other matters relating to the burial.

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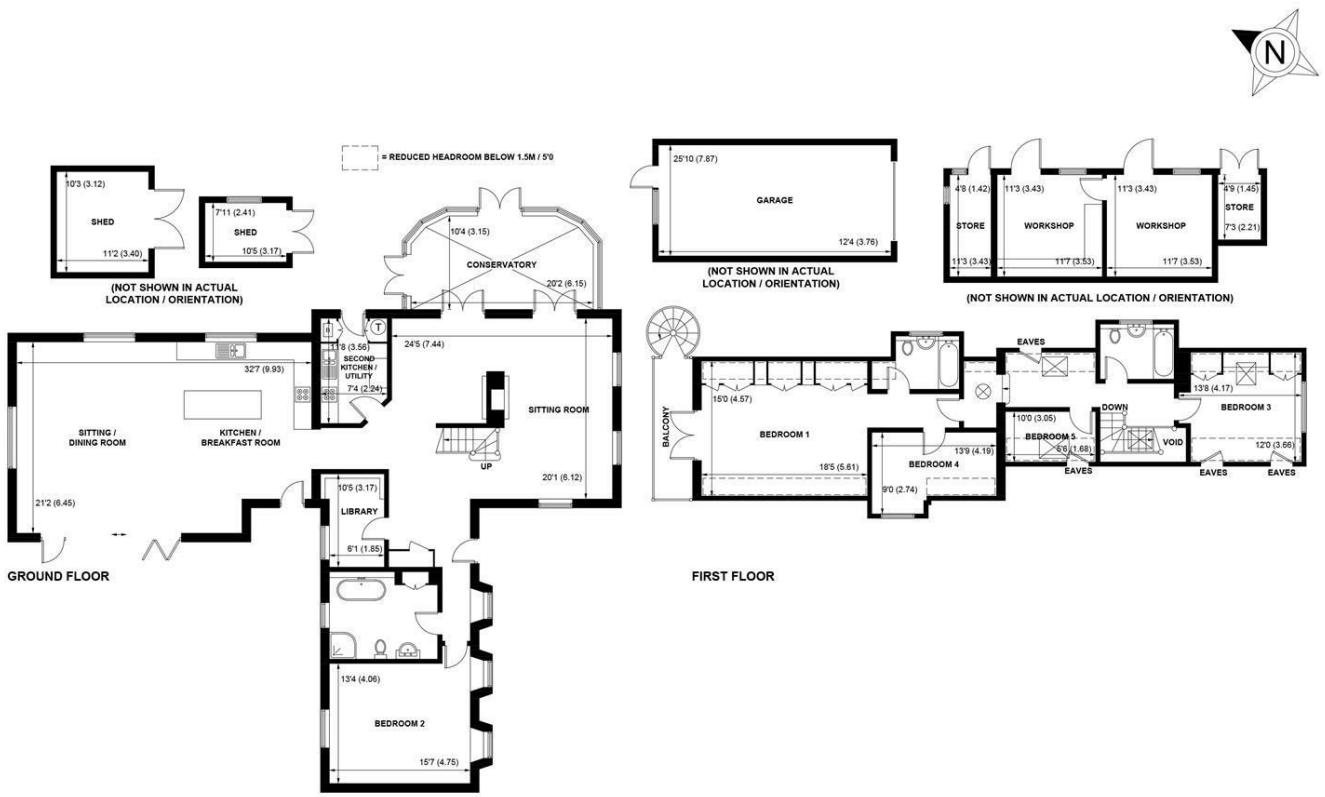
EPC Band - Current - E Potential - D

Council Tax Band F



APPROXIMATE GROSS INTERNAL AREA = 2984 SQ FT / 277.2 SQ M
GARAGE = 316 SQ FT / 29.4 SQ M
OUTBUILDINGS = 540 SQ FT / 50.2 SQ M
TOTAL = 3840 SQ FT / 356.8 SQ M
(EXCLUDING VOID)

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©
Produced for Sims Williams

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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