



Walberton, Arundel

Carter Jonas



## **BERRYCROFT, TYE LANE WALBERTON, ARUNDEL WEST SUSSEX BN18 0LU**

Highly desirable village location  
Five bedrooms & four bathrooms  
Separate two-bedroom annexe  
Mature plot of around an acre  
Gated driveway parking with detached double garage

### **DESCRIPTION**

Situated in the highly favoured village of Walberton, this handsome property was believed to have been built in the 1930's and offers fine craftsmanship, complimented by superb accommodation.

The welcoming reception hall has an oak floor, seating bench, and an attractive oak staircase. The dual aspect sitting room has wonderful garden views from bay windows with oak seating under, and a central brick fireplace encasing a wood burner with flanking bookshelf. Generous dining room with pine floorboards and central fireplace with wooden surround and mantelpiece.

The kitchen breakfast room has a range of modern cabinets with quartz tops with inset Rangemaster cooker range, integrated microwave, breakfast bar, and space for breakfast table. Utility room with a range of cabinets, sink and space for white goods. Cloakroom.

A wonderful garden room with French doors opens directly onto the garden, seamlessly connects to the annexe accommodation which can be used as part of the main house accommodation, or a separate living space. The annexe comprises a sitting room with a feature fireplace and doors to the gardens. There are two bedrooms and a bathroom.

The main house principal bedroom is a good double room with a bay window and ensuite comprising a bath with shower over, dual sinks encased in a vanity unit and toilet. There are four further bedrooms over two floors with three bathrooms.

**AN EXCEPTIONAL DETACHED FAMILY HOUSE STANDING IN AROUND ONE ACRE OF MATURE GARDENS ON A FAVOURED LANE. THE HOUSE IS LOCATED IN A SEMI-RURAL LOCATION WITH COUNTRYSIDE VIEWS AND OFFERS OUTSTANDING ACCOMMODATION INCLUDING AN ANNEXE**











Standing back from the road this imposing property is approached through a five-bar gate opening onto a sweeping gravel driveway, providing generous parking facilities. There is a large detached double garage with electric door.

The mature front gardens have lawn and borders; there is a second garden area with fruit trees. The large house gardens have an expanse of lawn with patio, mature trees and back onto countryside.

### LOCATION

Arundel 5 miles  
 Chichester 8 miles  
 West Wittering Beach 16 miles  
 Littlehampton West Beach 6.5 miles  
 The Pig in South Downs 4 miles  
 Arundel station to London Victoria  
 All distances approximate

## ADDITIONAL INFORMATION

Tenure	Freehold
Viewing	Strictly by appointment through the sole selling agent Carter Jonas - T: 01865 511444



Directions	BN18 OLU
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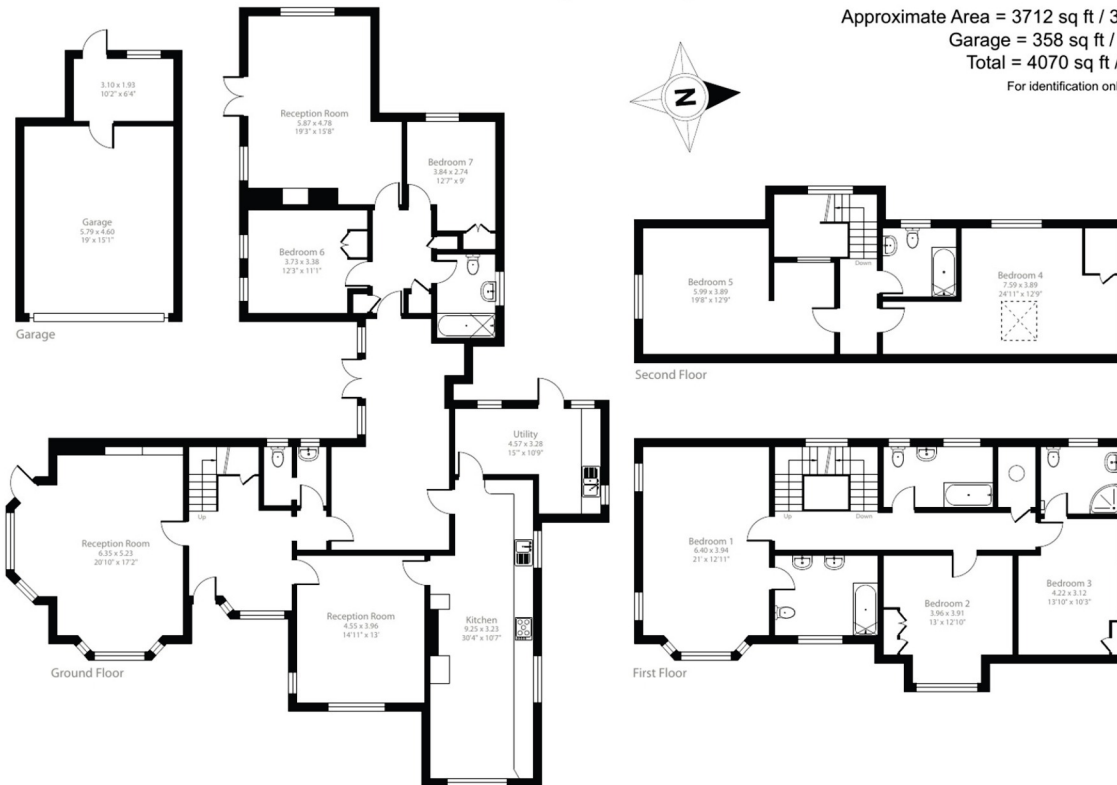
## Berrycroft, Tye Lane, Walberton, Arundel, BN18

Approximate Area = 3712 sq ft / 344.8 sq m

Garage = 358 sq ft / 33.2 sq m

Total = 4070 sq ft / 378 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Carter Jonas. REF: 1089572

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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