



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

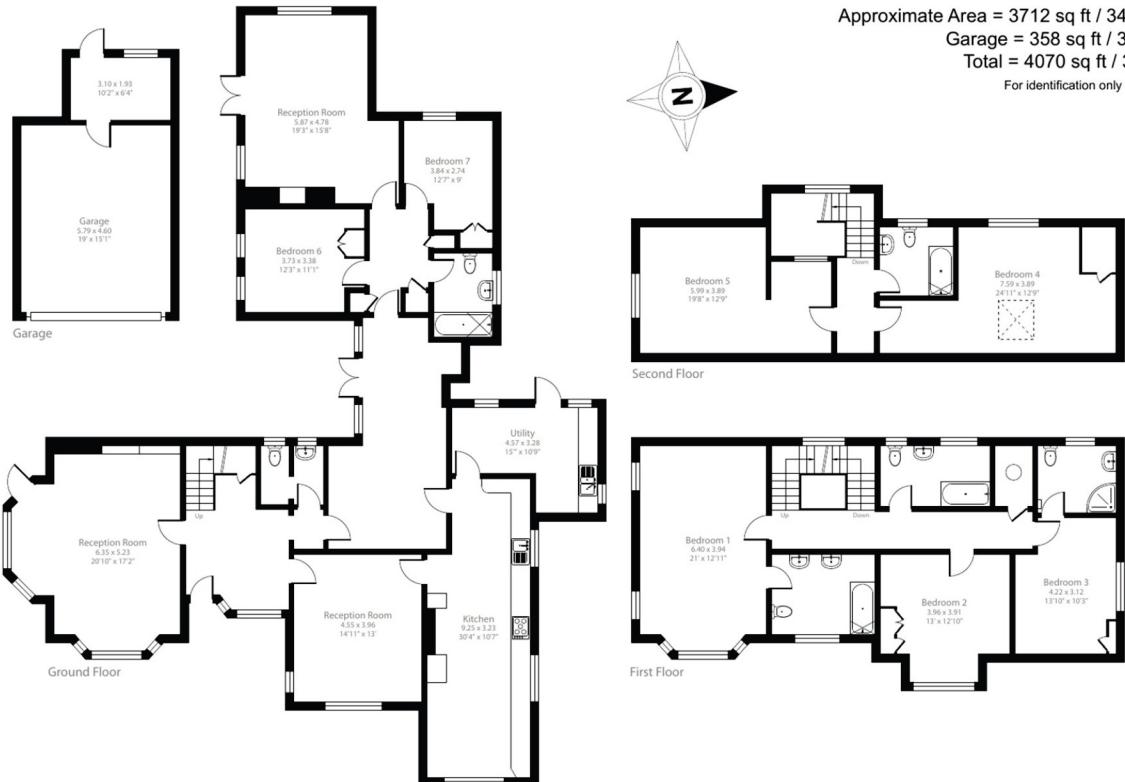
Directions BN18 0LU

what3words:// barbarian.quack.sadly





Berrycroft, Tye Lane, Walberton, Arundel, BN18



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(56-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Oxford 01865 511444

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford. OX2 7DE

carterjonas.co.uk
Offices throughout the UK

A member of



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