



Tortington, Arundel

**Carter Jonas**

# **TORTINGTON HOUSE**

## **TORTINGTON**

## **ARUNDEL**

## **BN18 0BG**

- Substantial Period Family Home
- Five Reception Rooms
- Five Bedrooms
- Four Bathrooms
- Four Garages and Carport
- In all around 1.64 acres

### **ACCOMMODATION**

Reception hall with staircase and doors to principal rooms. The main focal hub of the house is the large central family kitchen room, comprising a range of cabinets finished in cream, with some integrated appliances, a breakfast island with large lantern light window over and sliding doors onto the rear gardens. Utility room off. Useful ground floor bathroom.

The expansive family room has contemporary fireplace, ample space for furniture, bi-folding door onto the rear garden, and is open plan into a light filled garden room. There is a sitting room with a fireplace encasing a wood burner, good sized office, and dining room.

On the first floor is a large principal bedroom suite comprising a double bedroom with a large balcony and views over the gardens. Dressing room with range of bedroom furniture and a well-equipped ensuite comprising a bath, wet room shower, and dual sinks. There are four further bedrooms, and three further bathrooms.

### **GARDENS AND SETTING**

The property is situated in a rural location, yet has some neighbouring properties. There is a courtyard with two garages to the front of the property. To the rear are large mature gardens which comprise lawns, mature trees, borders, and patio. Central to the garden is a wonderful walled patio creating a peaceful family area.

To the rear of the grounds is a superb timber framed building comprising two garages, carport and a vaulted room over, which would make an ideal gym or office.

**A SUBSTANTIAL PERIOD HOUSE, BELIEVED TO DATE TO C.1750, EXTENDED TO CREATE A FABULOUS FAMILY HOME OFFERING FIVE RECEPTION ROOMS AND FIVE BEDROOMS. STANDING IN AROUND 1.64 ACRES WITH A LARGE OAK-FRAMED GARAGE BUILDING**







## FURTHER INFORMATION

EPC Rating D

Council Tax Band G

Mains electricity, water. Septic tank.

Oil-fired central heating.

The property has some water damage to the entrance hall, and the septic tank is non-compliant. The property will be sold as seen.

Broadband & mobile coverage: further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk) which states superfast broadband is available and mobile coverage is good outdoor and variable indoor.



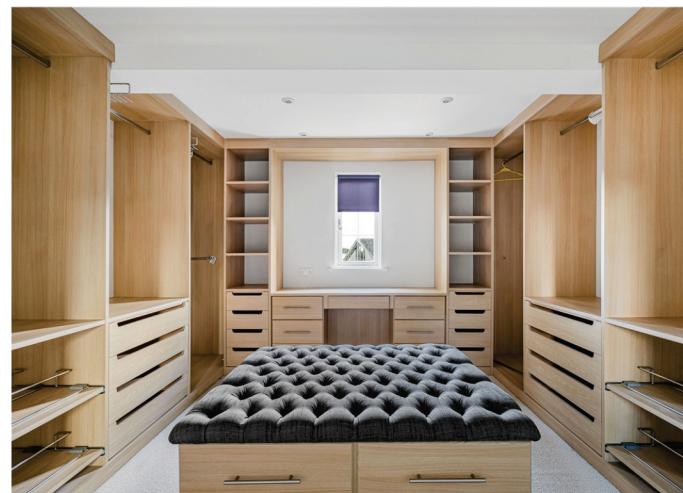
## ADDITIONAL INFORMATION

**Tenure** Freehold

**Viewing** Strictly by appointment through the sole selling agents Carter Jonas – T: 01865 511444

**Directions:** BN18 0BG

what3words:// exhale.impulses.hence



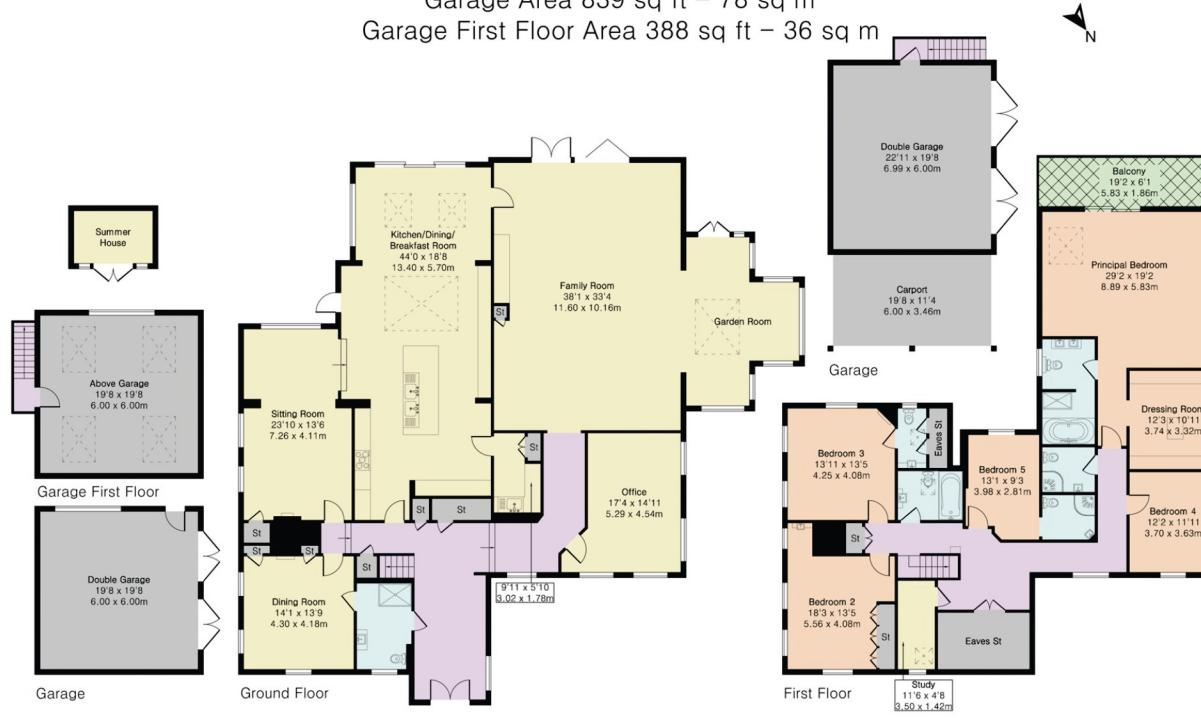
**Approximate Gross Internal Area 4964 sq ft - 461 sq m  
(Excluding Garage)**

Ground Floor Area 3132 sq ft - 291 sq m

First Floor Area 1832 sq ft - 170 sq m

Garage Area 839 sq ft - 78 sq m

Garage First Floor Area 388 sq ft - 36 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

**Oxford 01865 511444**

oxford@carterjonas.co.uk

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

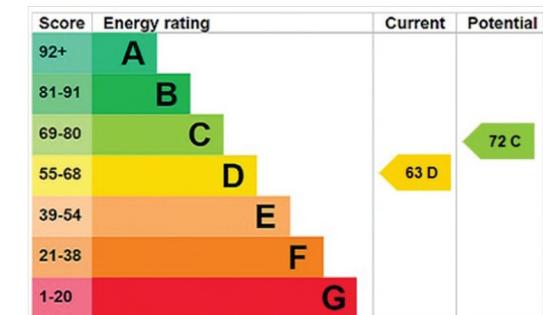
**carterjonas.co.uk**

Offices throughout the UK

A member of



**Carter Jonas**



**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.