



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

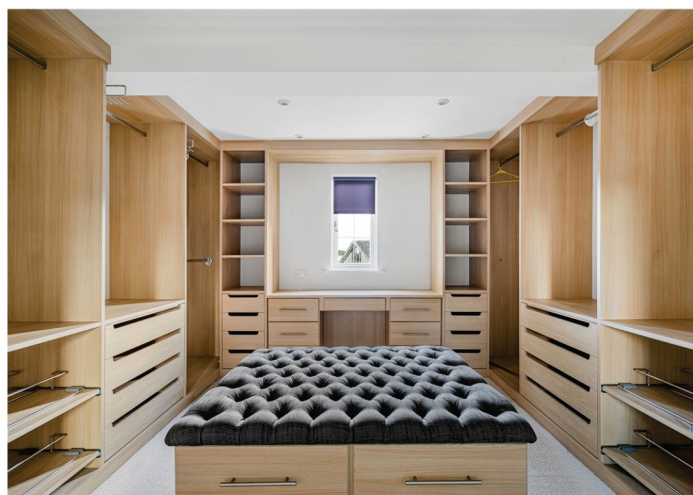
EPC Rating D  
Council Tax Band G  
Mains electricity, water. Septic tank.  
Oil-fired central heating.  
The property has some water damage to the entrance hall, and the septic tank is non-compliant. The property will be sold as seen.  
Broadband & mobile coverage: further information on availability 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 OBG  
  
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.

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Offices throughout the UK



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	72 C
39-54	E		
21-38	F		
1-20	G		

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