



HOUSE ON THE HILL

CRICKET HILL | ARUNDEL | BN18 9LJ

SW

Sims Williams

HOUSE ON THE HILL

CRICKET HILL, ARUNDEL, BN18 9LJ

GUIDE PRICE £1,800,000 FREEHOLD

- Striking Country Home
- Secluded Rural Location
- Approx. 10 Acres of Land
- Outbuildings
- Four Reception Rooms
- Six Bedrooms
- Three Bathrooms
- Expansive Mature Gardens
- Large Driveway & Double Carport

An opportunity to purchase a striking detached country home situated in a secluded rural location boasting far-reaching views toward Arundel cathedral and the surrounding countryside. The versatile accommodation is in need of refurbishment and sits within approximately 10 acres of land, with the accommodation comprising six bedrooms and four reception rooms plus outbuildings. All the main room look across the paddocks to Arundel and the Cathedral and there is a gated driveway to main house and separate side access to the grounds.

Enjoying a wealth of original features, the ground floor accommodation comprises a large entrance hall with wooden flooring. There are four reception rooms including a dual-aspect formal dining room which leads to the bright drawing room with open fire and bay window.

The sitting room/study offers a cosy environment with an open fire whilst enjoying views of the garden. There is a further reception room with access to the useful cellar. The kitchen has a range of units and AGA with space for further appliances, with a separate utility room, pantry and ground floor cloakroom.

On the first floor are six bedrooms with the impressive master being of generous size and offering built-in wardrobes and wonderful views. There are five additional bedrooms and three bathrooms.

Outside, the expansive gardens wrap around the property and are mainly laid to lawn with mature planting. There are ample outbuildings including tack room, woodshed, kennels and double carport, together with a pond with fountain feature, swimming pool and summer house. There are two large paddocks with access from the driveway and garden. The front of the property features a sweeping driveway with electric gates.



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EPC Band - Current - F Potential - C

Oil Fired Heating
Cesspit Drainage

From the top of Arundel High Street, continue northwards along London Road. Take a right turning onto the A29 towards Pulborough. Take an immediate left-hand turning onto Cricket Hill and the property will be found at the first set of wooden gates on the left-hand side.



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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