



# VINE COTTAGE

WARNINGCAMP | ARUNDEL | BN18 9QY

*Sw*

Sims Williams



## VINE COTTAGE, WARNINGCAMP, ARUNDEL, BN18 9QY

GUIDE PRICE £720,000 FREEHOLD

- Beautifully Presented Semi Detached Cottage
- Character Features Throughout
- Bespoke Fitted Kitchen
- Located in the Heart of South Downs National Park
- Dual Aspect Principal Suite
- Further Double Bedroom
- Mature Garden with Studio
- Off Road Parking & Garage
- No Onward Chain

Nestled in the heart of the South Downs National Park and enjoying far-reaching views towards the historic Arundel Castle, this beautifully presented semi-detached cottage effortlessly blends timeless character with modern convenience, featuring, exposed fireplace with log burner, original stripped floorboards, and traditional detailing throughout. Set within a peaceful rural setting, the home is surrounded by unspoilt countryside, offering a tranquil lifestyle.

The spacious ground floor is both versatile and inviting. A bright dining hall forms the heart of the home, enhanced by an impressive atrium roof that fills the space with natural light. It flows seamlessly into the well-appointed country-style kitchen, complete with an Esse range cooker, solid wooden work surfaces, butler sink, and a thoughtfully designed mix of integrated and freestanding appliances. Adjacent to the kitchen is a utility room and a cloakroom.

The generous drawing room is an exceptional space for relaxing and entertaining alike, featuring a dual-aspect layout and a striking double-sided woodburner at its centre. French doors open directly onto a delightful south-facing garden.

To the first floor there are, two beautifully proportioned double bedrooms enjoying views across the gardens and surrounding landscape. The principal bedroom is dual-aspect, while the second bedroom offers equally serene outlooks. A tasteful family bathroom completes the first floor, fitted with a classic white suite including a roll-top bath with shower attachment, hand basin and WC.

Outside, the cottage garden is south-facing and thoughtfully landscaped, it features a lawn bordered by mature shrubs, planting, and established trees. A sheltered patio provides an ideal spot for alfresco dining. There is a useful garage & attached studio and a gated driveway offering ample parking.







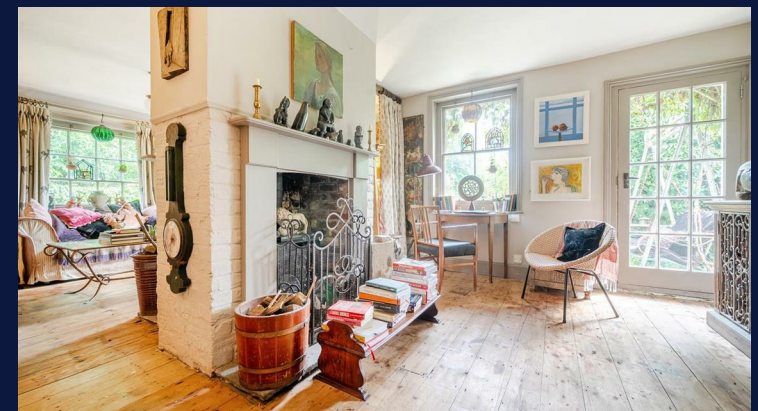














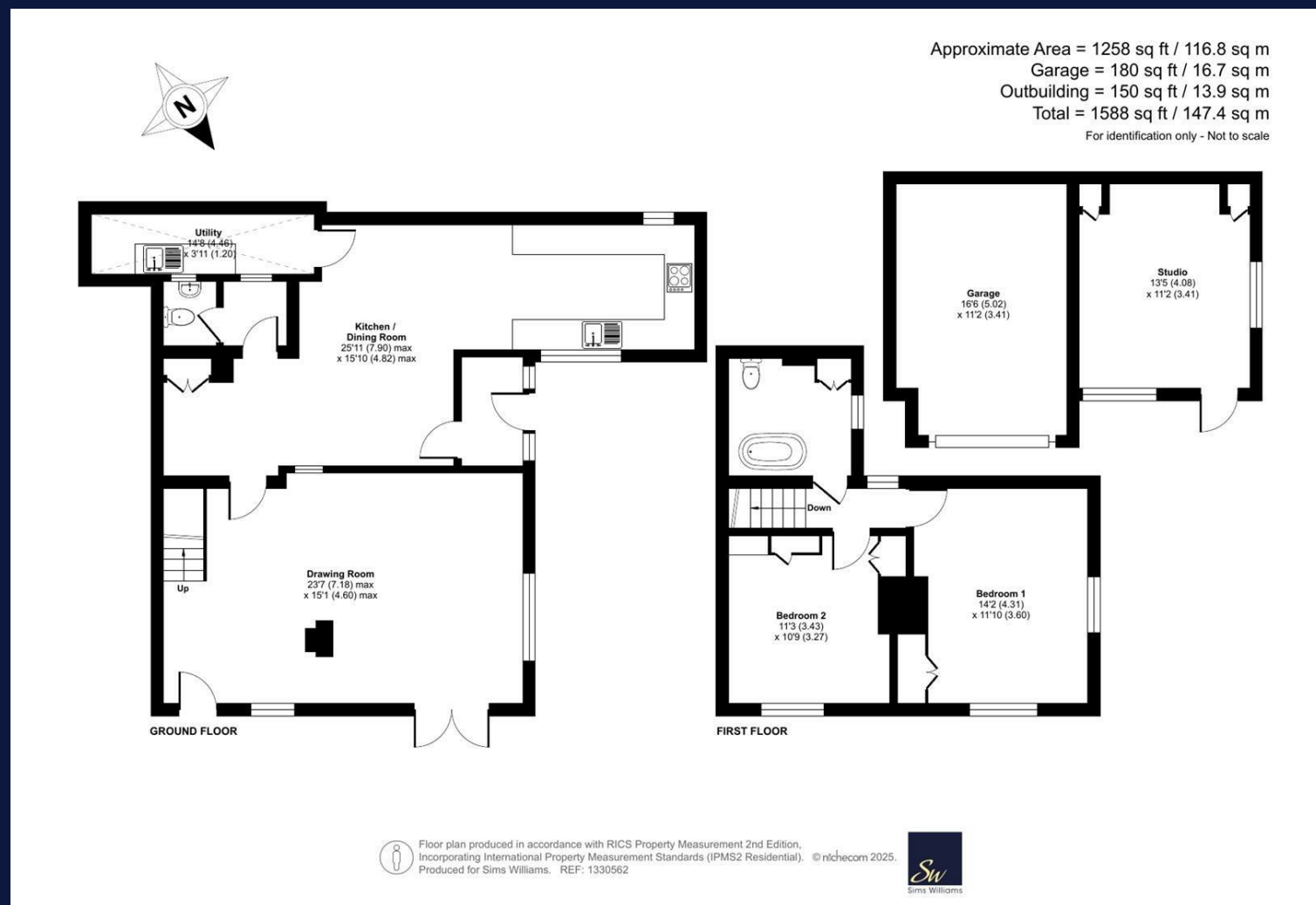




EPC Band - Current - E Potential - C

Council Tax Band E

Upon leaving Arundel, head south on the A27 and take the first left opposite Arundel station towards Warningcamp. Once you reach the staggered crossroads take a left. Follow the road along and the property will be found on the right 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.

8a High Street  
 Arundel, BN18 9AB

01903 885678  
 WWW.SIMSWILLIAMS.CO.UK