



Binsted Manor

Carter Jonas

BINSTED MANOR BINSTED, ARUNDEL WEST SUSSEX BN18 0LQ

Principal Bedroom with His & Hers Dressing Rooms & Ensuites • Four Further Bedroom Suites • Two Further Bathrooms • Kitchen/Breakfast Room • Six Further Receptions • Vaulted Reception Hall • Annexe Accommodation • Garaging • In Total Around 3.75 Acres

SITUATION

Binsted Manor is located in woodland on the fringes of the historic market town of Arundel with its magnificent castle and excellent transport links, including a mainline train station to London, and only c.43 miles from Gatwick airport. Standing in a rural location, the grounds surround the property and extend to around 3.75 acres. The approach dissects a tree lined avenue with a gated entrance flanked by brick pillars. A sweeping driveway leads to the property itself with stone pillars and impressive doors at the entrance.

ACCOMMODATION

The accommodation is arranged over two floors with versatile reception space and well-appointed bedroom suites, creating a home ideal for both family and entertaining purposes.

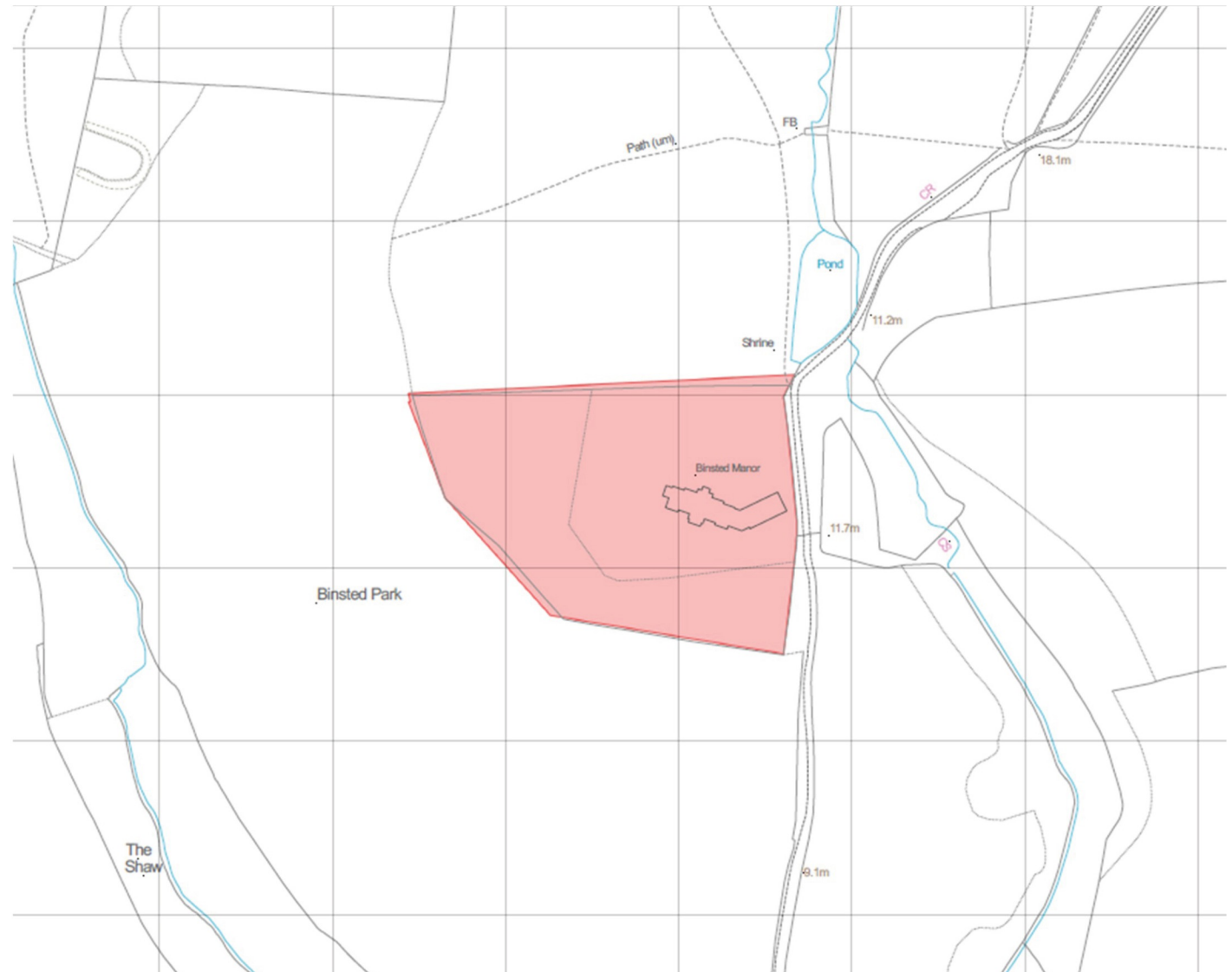
On entering, a stunning hall has stairs rising to a galleried landing. At the centre a large drawing room dominates, with central fireplace and open-plan sitting area. Further reception rooms comprise a family room, cinema room, study, formal dining room and additional sitting room, opening into the kitchen/breakfast room. From the kitchen, doors lead to a well-appointed utility room with ground floor cloakroom accessed from the inner hall.

The first floor galleried landing gives way to five superb bedroom suites, all with dressing rooms and ensuite bathrooms.

Of particular note is the principal bedroom, with separate his and hers dressing rooms and ensuites, and a balcony overlooking the gardens.

Located in a separate wing, yet attached to the main house, is the two bedroom single story annexe.

A SUBSTANTIAL MODERN COUNTRY HOUSE OF CLASSIC SYMMETRICAL DESIGN CONSTRUCTED TO A HIGH SPECIFICATION WITH A SELF CONTAINED ANNEXE. SET IN GROUNDS OF AROUND 3.75 ACRES IN A SECLUDED RURAL LOCATION ON THE FRINGES OF BINSTED VILLAGE.







The grounds surround the property, with a large patio, perfect for entertaining, lawns, mature trees and a driveway with parking. There is impressive garaging with two large front doors and a large door to the rear, allowing access from both sides.

LOCATION

Nearby Walberton village has a school, a range of shops, a village hall, church and other community amenities. Barnham station with trains to London Victoria is c.4 miles away. The historic city of Arundel is c.5 miles to the east, to the west is Chichester with its wide selection of shops, superstores, restaurants, bars and theatre. The surrounding area offers recreational facilities including the country club at Goodwood with golf course, gym, indoor swimming pool & tennis courts.

FURTHER INFORMATION

- Oil central heating to main house and annexe
- We understand the property has a septic tank
- Mains water and electricity
- Buyers are advised to make their own enquiries regarding the condition and functionality of all services.
- According to Ofcom, standard broadband is available. Mobile coverage is good outdoor on some networks
- Council Tax Band H

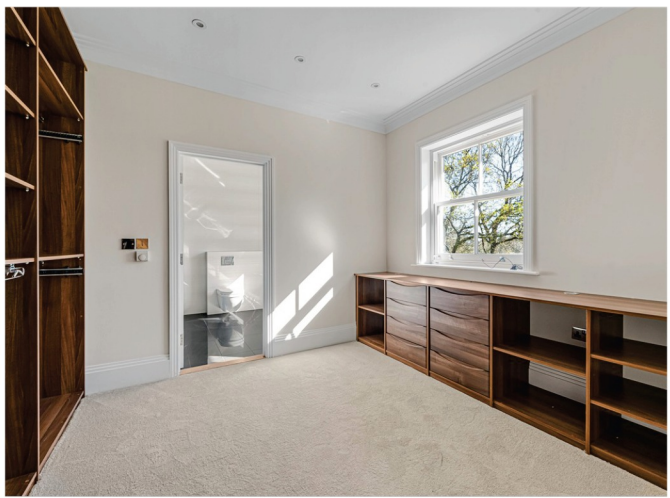
ADDITIONAL INFORMATION

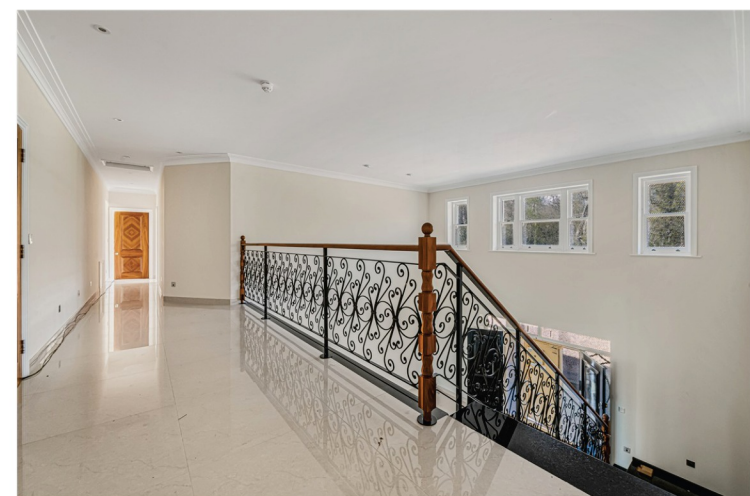
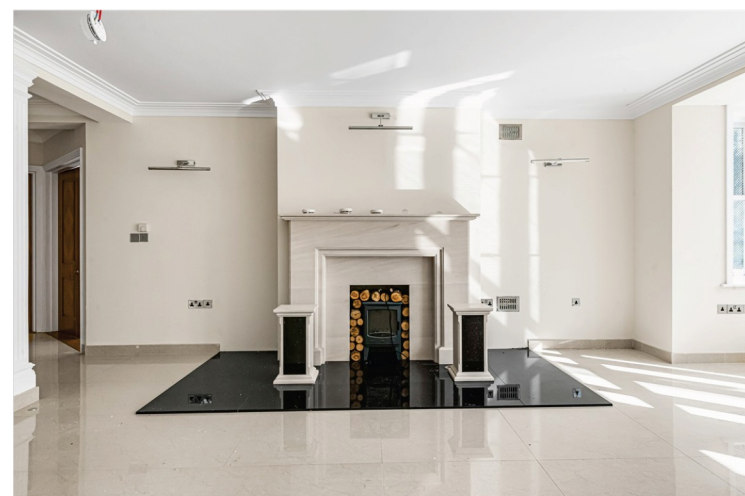
Tenure Freehold

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

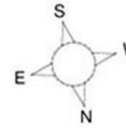
Directions: BN18 0LQ

what3words:/// table.arch.unusable





Binsted Manor, Binsted, Arundel
Main House internal area 6,076 sq ft (564 sq m)
Garage internal area 766 sq ft (71 sq m)
Annexe internal area 1,000 sq ft (93 sq m)
Total internal area 7,842 sq ft (729 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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