



Mill Farm

Mill Road, Slindon Common, nr Arundel, West Sussex BN18 0LY

Michael
Cornish

PROPERTY SALES & ACQUISITIONS



Property Features

Main House

4 Double Bedrooms
Large ensuite Shower room/WC to principal bedroom
Spacious Landing, Family Bathroom
Entrance Hall, Cloakroom/WC
Large Sitting/Drawing room
Conservatory, Study
Large Kitchen/Breakfast Room
Utility room and Basement Cellar

Detached Annexe

Kitchen/Dining room, Utility Room
First Floor Sitting Room
2 Double Bedrooms, Bathroom, Shower Room
Attached Study/Library and Outside WC

Gardens & Grounds

Detached Triple Garage
Converted Railway Carriage with 2 bedrooms
Sitting/Kitchen/Breakfast room, Shower room/WC
Studio/Potential Gym with Mezzanine area
Two-tone surface hard Tennis Court
Stable block comprising two stables & a tack room
Two Field shelters one with a tack room
Greenhouse
A redundant outbuilding with planning consent to convert to a residential single holiday let unit.
Ref: SDNP/22/02667/LIS
Long driveway and parking for at least a dozen vehicles
Beautifully landscaped formal gardens and adjoining fields divided into post and rail paddocks

In all, set in about 15 acres

**Within the spectacular
South Downs National Park**

Mill Farm

Mill Road, Slindon Common, nr Arundel

A fine Georgian grade II listed detached country house of immense charm and character with versatile accommodation and a large detached two bedroom annexe, tennis court, a stunning converted railway carriage, various outbuildings and equestrian facilities, in all set in wonderful gardens and grounds of approximately 15 acres.



THE PROPERTY

Mill Farm is a fine Georgian grade II listed detached country house of great character featuring brick and flint elevations and large sash windows, which was enlarged about fifty years ago with a two storey extension blending with the original features. The property is well presented and has plenty of natural light from a number of dual aspect rooms creating a comfortable airy atmosphere throughout. Within the grounds nearby and well screened there is a two bedroom detached Annexe, which is ideal for an extended family or potential to generate additional income.

The accommodation of the main house comprises a welcoming entrance hall with doors leading to a cloakroom/wc, a large study with wood burning stove. A door leads down to a cellar. There is an impressive kitchen/dining room with vaulted ceiling, with a 2 oven gas Aga, plus two built in electric ovens and a gas hob, a range of units and worktops, door to a utility room and doors to the rear garden terrace. From the hall, doors lead into the magnificent triple aspect sitting room with period features and wood burning stove and French doors lead into the large conservatory overlooking the beautiful gardens and grounds. A staircase rises from the entrance hall to the landing leading to four double bedrooms, three of which have built-in wardrobes and the principal bedroom has large dual entrance superb en-suite shower room with double bowl sink unit and there is a well appointed family bathroom with bath and separate shower cubicle.

Within the grounds there is a remarkable converted two bedroom Railway Carriage circa 100 yrs old and a large Studio/Gym with mezzanine. There is a triple bay garage and a detached two bedroom Annexe, further outbuildings, including a large barn with planning consent to convert into residential holiday let accommodation.













SLINDON VILLAGE nr. ARUNDEL

Slindon village is steeped in history and is set in a lovely location nestled within The South Downs National Park and has a good community with two churches and a primary school. Slindon College is an independent day and boarding school for boys aged 8-18, set in the historic Slindon House amongst impressive National Trust grounds. Slindon lays claim to have the oldest cricket club in continuous existence. Slindon Forge village shop and cafe, is a community-owned establishment that combines a cafe, a shop and information centre. A cross between a convenience store, a deli and a farm shop, it stocks a range of food and grocery products, everyday essentials and newspapers. There is a local popular pub/restaurant nearby called The Spur and lovely country walks emanate from one's doorstep.

CHICHESTER

The City was founded by the Romans during the first century AD and has a comprehensive shopping centre accessed through level pedestrianised areas leading to the beautiful ancient Chichester Cathedral founded during 1075. About a mile from the City centre there is the Nuffield Hospital (private patients) and NHS St Richard's Hospital. There are a wide variety of amenities including: Public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club, rugby football club. Other attractions include: The award winning Pallant House Gallery and Internationally renowned Chichester Festival Theatre. There are a good number of schools in the area between Chichester and Pulborough including: Dorset House School, Great Ballard, Slindon College, Westbourne House, University of Chichester, Bishop Luffa, Oakwood, Prebendal, and notable public schools include: Seaford College.

GARDENS & GROUNDS

Mill Farm is approached from a country lane leading into a long wide driveway flanked by sweeping lawns. There is a triple bay garage and a spacious two bedroom detached Annexe and further outbuildings, including a large detached barn with planning to convert into residential holiday let accommodation. At the rear of the house there is a delightful enclosed paved slab patio area. The delightful gardens are mainly laid to lawn with shrubs, flower beds and a variety of trees. There is a sheltered superb two tone colour hard Tennis court, adjacent to which there is a converted two bedroom Railway Carriage and a large Studio/Gym with mezzanine floor. The delightful gardens feature an ornamental pond and sweeping lawns leading to adjoining fields with post and rail fenced paddocks, a stable block and tack room and two field shelters one with tack room. The gardens and grounds are beautifully kept with a stunning southerly aspect.

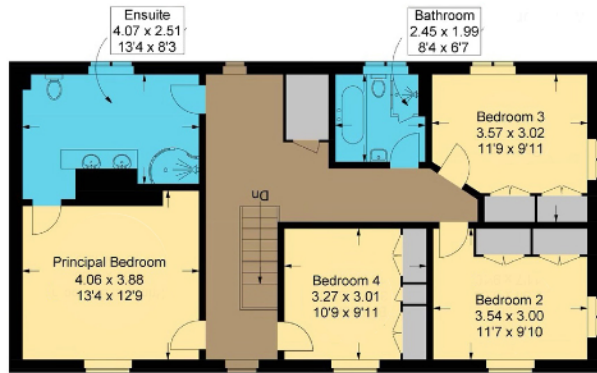
In all, set in about 15 acres



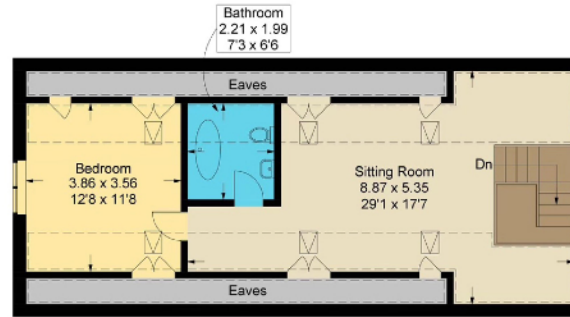


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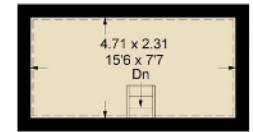
Main House = 213.3 sq m / 2296 sq ft
 Detached Annexe = 139.5 sq m / 1502 sq ft
 Converted Railway Carriage = 22 sq m / 237 sq ft
 Studio/Gym = 33.5 sq m / 361 sq ft
 Outbuildings = 214.7 sq m / 2310 sq ft
 Total = 623 sq m / 6706 sq ft



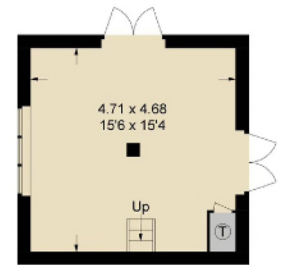
First Floor



First Floor

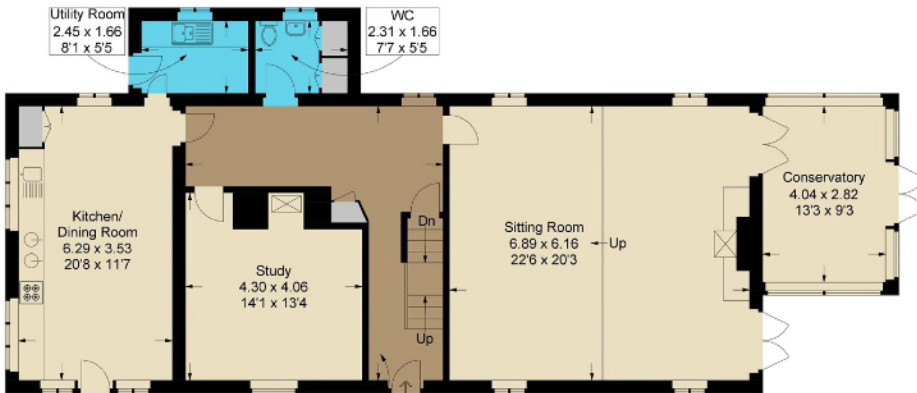


Mezzanine



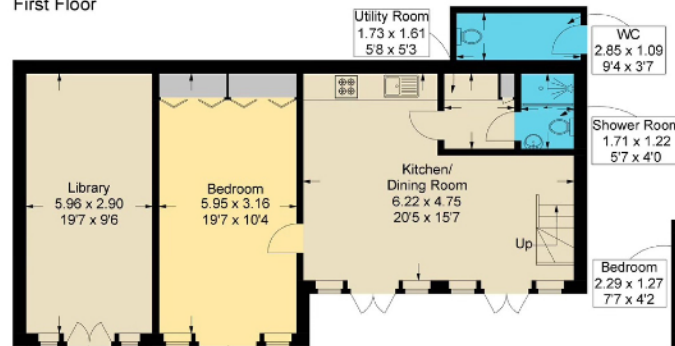
Ground Floor

Studio/Gym



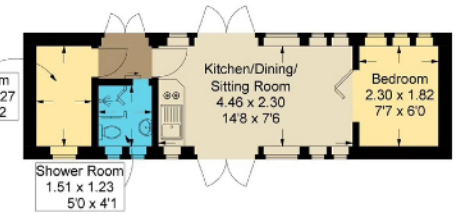
Ground Floor

Main House



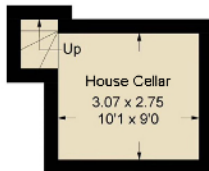
Ground Floor

Detached Annexe



Ground Floor

Converted Railway Carriage

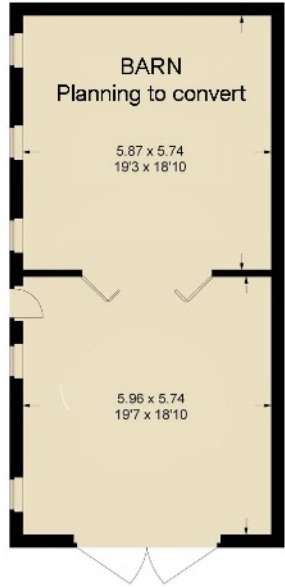


= Reduced headroom below 1.5m / 5'0"

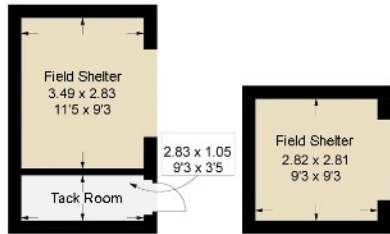
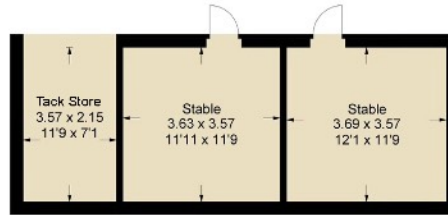
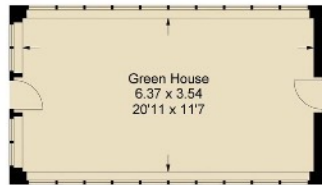
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Outbuildings = 214.7 sq m / 2310 sq ft



A redundant BARN with planning consent to convert to a residential single holiday let unit.
Ref: SDNP/22/02667/LIS



Outbuildings

Garage

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

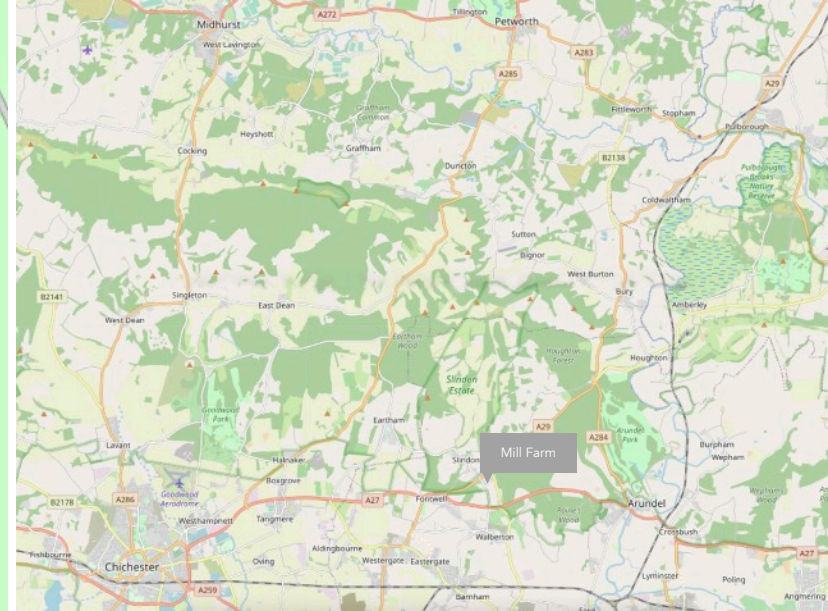
COASTAL & COUNTRY PURSUITS

The historic Arundel Castle is about 3.5 miles to the East and among many other attractions in the area are: Goodwood Festival of Speed and Goodwood Revival annual international motoring events and regular Horse Racing events at Goodwood and Fontwell and Polo at Cowdray Park. There are excellent golf clubs at Goodwood, Cowdray Park and flying from Goodwood Aerodrome. Much of the surrounding countryside has been designated an Area of Outstanding Natural Beauty and The South Downs National Park nearby provides miles of footpaths and bridleways. Chichester is about 7.5 miles to the South west and a further 8 miles beyond the city there are miles of sandy beaches at West Wittering, which has been awarded the 'Blue Flag' international status for excellence. Chichester has about 17 miles of harbour channels leading out to The Solent, and there are about 3,750 moorings and about 12,000 registered vessels, 2,000 berths and 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), in all there are 14 Sailing Clubs locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Wetland Centre Wildfowl nature reserve, Fishbourne Roman Palace, Stansted Park House & Grounds, Petworth House and Goodwood House.



A redundant BARN with planning consent to convert - see plan





SLINDON COMMON - LOCATION

Arundel 3.5 miles, Chichester 7.5 miles, The Kennels Goodwood Members Club - Restaurant/Golf club and Goodwood Hotel are about 7.5 miles, Amberley rail Station 5 miles, Pulborough mainline station (12.7miles) links to London Victoria (71mins). London about 64 miles by road. Airports at Heathrow (54miles), Gatwick (39 miles), Southampton (45 miles). All distances are approximate and times may vary.

SERVICES Mains electricity, water, drainage, Gas fired heating.

Main House Grade II Listed: EPC exempt

The Barn Annex: EPC Rating: C

Arun District Council Council Tax Band: G Year: 2023/24 £3,594.50

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Goodwood Racecourse

Goodwood Revival

Chichester Marina

West Wittering

Viewings by Appointment

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