



Flintwood House  
Burpham, Arundel West Sussex, BN18 9RR



## Flintwood House

A beautifully presented five bedroom detached home, set in a prime position, within the stunning village of Burpham on the outskirts of the historic market town of Arundel, with versatile accommodation arranged over two floors, parking for multiple vehicles, a substantial rear garden and breath taking views of the surrounding countryside. Guide Price £925,000 Freehold

Freehold · 5 bedrooms · 3 bathrooms · 3 reception rooms · Double garage · Large garden

### Description

An impressive five bedroom detached home located in a highly sought after location within this stunning downland village. Flintwood House is approached via a pretty rural lane and enjoys a commanding position, with stunning downland views.

This spacious home benefits from generous sized rooms arranged over two floors, offering a degree of versatility.

The ground floor accommodation comprises of a centrally located entrance hall with stairs rising to the first floor and doors giving access to an impressive sitting room with large fireplace and inset log burner. From the sitting room, doors open out to the secluded rear gardens. The formal dining room also benefits from views of the rear gardens. The spacious, well appointed kitchen with adjoining breakfast room looks out over the front lawns and private patio area, with doors leading to the utility room with access to the side gardens. The remainder of the ground floor is made up of the large attached double garage.

There are five bedrooms and a family bathroom located on the first floor with en suite bathrooms to both the master, and guest bedroom. All of the bedrooms are of a good size, and enjoy rural views.

Outside the rear garden features a paved terrace extending the full width of the property with steps leading to the extensive lawn area with flower and herbaceous borders. Towards the



end of the garden there are fruit bushes and a small vegetable area. The front garden has shaped well stocked flowerbeds and a rose clad archway leading to a secluded paved sun terrace.

## Location

Burpham is an idyllic Sussex village, surrounded by beautiful countryside and close to the sea, it is an outstanding location in an Area of Outstanding Beauty, within the Southdowns National Park. The village has it's own pub, cricket pitch and church and is surrounded mainly by farmland. The house is situated on a no-through road in the centre of the village, approximately four miles from the historic town of Arundel. The Cathedral town of Arundel with its impressive Norman castle sits on the boundary of the South Downs National Park. Consistently considered as one of the finest towns in the country and made famous internationally for its antique dealerships. Once a thriving fishing town, the public houses and fisherman's cottages have made way for traditional tearooms, boutiques and an eclectic mix of independent restaurants. Now well known for its numerous festivals throughout the year including the Art trail, Food Festival and Arundel by Candlelight. There is a wide choice of sporting and recreational activities in the surrounding area including horse racing at both Goodwood and Fontwell park; Car Racing at Goodwood Motor Circuit famously hosting it's annual Festival of Speed and Revival meetings; polo at Cowdray park; glorious beaches at the Witterings; dinghy sailing from numerous clubs along the coast with substantial harbours and marinas at Chichester and Littlehampton for mooring larger yachts; numerous golf courses; walking and riding in the rich surrounding countryside.

















GROUND FLOOR  
APPROX. FLOOR  
AREA 1281 SQ.FT.  
(119.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1041 SQ.FT.  
(96.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2322 SQ.FT. (215.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Services

Please note that none of the services or appliances have been tested by Pegasus.

## Council Tax

ARUN, COUNCIL TAX BAND :G

## Reference

PEG116003

## Viewings by appointment only

Please contact Pegasus on 01903 884545 or call into our office to arrange a viewing of this property.





**Pegasus Properties**

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