



Walberton Lodge
Yapton Lane, Walberton, West Sussex, BN18 0AS



Walberton Lodge

A beautifully presented country home set in the picturesque village of Walberton, equidistant from the Cathedral city of Chichester and the Historic market town of Arundel. This spacious five bedroom property has been sympathetically extended and updated by the current owners and now provides versatile accommodation arranged over two floors, with pretty, well stocked gardens of approximately 1 acre.

Freehold · 5 bedrooms · 5 bathrooms · 7 reception rooms · Triple garage · Views over paddock

Description

Walberton Lodge is nestled in the pretty village of Walberton. The grounds are approached via a gated entrance, which is flanked by stonewalls and leads directly to a large shingle driveway, and triple garage.

In all there is over 5,000 sq. ft. of versatile accommodation arranged over two floors. On entering the ground floor there is a welcoming entrance hall with stairs to the first floor and doors leading to the reception rooms and ground floor bedroom.

There are seven impressive reception spaces, including a formal sitting room, drawing room, large double aspect family room, conservatory, a well-appointed office with adjoining kitchenette and shower room, and an additional study room. Completing the ground floor is a large kitchen/breakfast room with central island unit and utility room. There is also a second shower room and a bedroom located on this level.

To the first floor there are four good bedrooms and a modern well-appointed family bathroom. Of particular note is the impressive master bedroom suite, which benefits from views over the gardens, a large walk-in dressing room and en-suite bathroom.



The gardens are a particular feature, wrapping around the property, with a plethora of mature trees, fruit trees and herbaceous borders. The majority of the grounds are well kept lawns with all of the principal rooms enjoying views over the secluded westerly section.

The detached triple garage is an excellent addition to the house, made up of one single and open plan double garage. Above this space is a separate studio/annexe, which would lend itself to a multitude of uses. Additional room and bathroom below.

Location

Walberton village has an excellent school and gives easy access to a good range of shops, a village hall, Church and other community amenities. There is a mainline railway station to London Victoria at nearby Barnham. The historic city of Arundel is less than five miles to the East, to the West is Chichester with its wide selection of shops, superstores, restaurants, bars and theatre. The surrounding area offers a variety of recreational facilities including a number of golf courses, the nearest being at Goodwood itself, which also provides a country club with gym, indoor swimming pool and tennis courts. Famous for its horse racing, Goodwood also plays host to the Annual Festival of Speed and the Revival of this historic motor circuit, both of which have become prominent events on the social calendar.

To the south the waters of Chichester Harbour and the Solent provide some of the most popular sailing facilities within easy reach of London. Most notably there are sailing clubs at Itchenor, Bosham and Chichester Marina. The beaches at East Head and West or East Wittering provide many opportunities for bathing, windsurfing, kiteboarding and more recently landboarding.

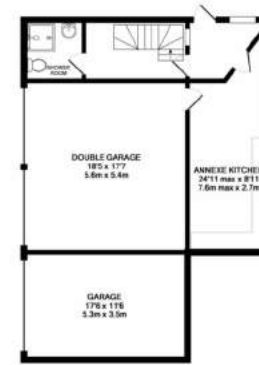
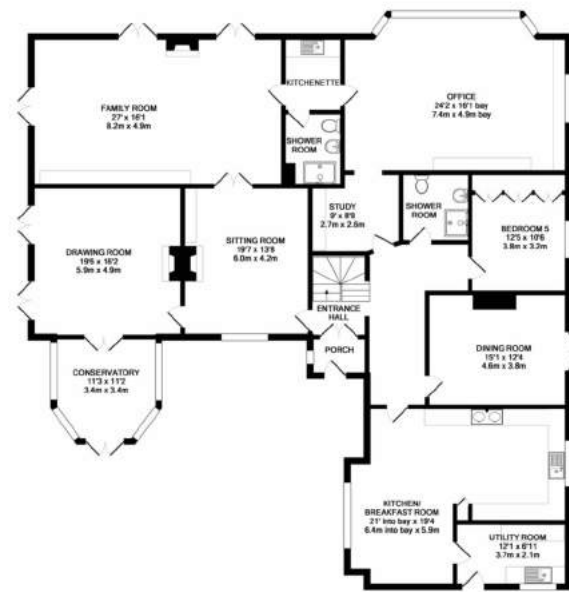
The South Downs National Park to the north is home to a variety of pretty rural villages with good country pubs and provides many opportunities for walking, riding and mountain biking.



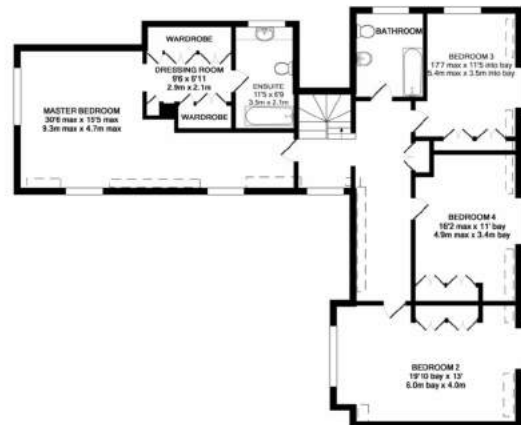




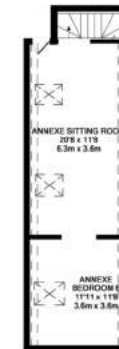




GROUND FLOOR
APPROX. FLOOR
AREA 1481 SQ. FT.
(137.1 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 1791 SQ. FT.
(165.3 SQ. M.)



TOTAL APPROX. FLOOR AREA 3272 SQ. FT. (302.4 SQ. M.)
Plans have been prepared to the best of our knowledge and belief, but we do not warrant their accuracy. We accept no liability for any errors or omissions. The area is for information purposes only and should be used as a guide only. We do not accept any responsibility for any loss or damage caused by reliance on these plans. Plans are subject to change without notice. We do not accept any liability for any loss or damage caused by reliance on these plans. Plans are subject to change without notice. We do not accept any liability for any loss or damage caused by reliance on these plans. Plans are subject to change without notice.

Services

Water, gas, electricity and mains drainage are connected.
Please note that none of the services or appliances have been tested by Pegasus.

Council Tax

Arun District Council Tax: Band G

Reference

PEG - Wal

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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