



LIST OF ROOMS AND SPACES AT ARADEN MANOR

Araden Manor is approached via electric entrance gates and winds up a 100-meter drive to a large parking area. It comprises of the following rooms:

GROUND FLOOR

- Kitchen/breakfast room/lounge area (10.5m x 7m) - Christian style kitchen, granite work surfaces, raised granite breakfast bar (seats 8), large sofa area, open fireplace.
- Dining room (5.1m x 5m) – seats 10/12 (table extends), open fireplace.
- Bar/Drawing room (11m x 5m) – Burr Walnut bar with seating for 6, bar fridge and sink. Bar area leads through Corinthian columns to the sofa area with seating for 8/10 and has an open fireplace.
- Snug/playroom (8.3m x 4m) – room divided by an Edwardian stable divider. Snug area with TV & corner sofa (seats 6). Games area with desks and bookcases etc and a “Bijou” mezzanine floor with den and reading area for children.
- Utility room (2.3m x 3.2m)
- Cloakroom

FIRST FLOOR

- Master suite (5.1m x 5.1m) with 4 poster king size bed; bathroom (5.6m x 4.1m) with 2 basins, 2 showers, 2 w.c's in separate rooms within the bathroom.
- Bedroom 2 (5.4mx4.4m) with 4 poster king size bed; double sofa bed; bathroom with bath and separate shower.
- Bedroom 3 (4.7m x 4.5m) with 4 poster double tester bed; double sofa bed; bathroom with bath and separate shower.
- Bedroom 4 - The White Room - (4.4m x 4.2m) with 4 poster king size bed; shower room
- Bedroom 5 - The Cherub Room – (5m x 4.2m) with king size bed; shower room
- Laundry room (4.4m x 4.2m) – with drying cupboard; fitted units, washing machine, tumble dryer.



GARDENS AND GROUNDS

Set in 5 acres with a paddock, woodland and a Secret Garden, which has a children's 2 storey playhouse, climbing frame with slide and swing and picnic table. There is also a trampoline. Beautiful views to the downs and vineyard.

Infront of the house there is a large, gravelled patio area running the length of the house with table and chairs (seats 8) with parasol. Steps lead down to a lawn area interspersed with parterres and urns. To the right is a large hot tub housed in an oak gazebo. From this level a path leads down through a yew tree tunnel to a set of large wrought iron gates flanked by tall stone pillars. This leads down to another lawn area with wishing well. Then onto a small woodland area. The land has been landscaped to create a firepit and woodland seating area which we plan to do in Spring.

To the right there is an orchard where you'll find Patsy and Eddie – 2 rescued micro pigs – both very friendly (they use to live in a house and there is nothing “micro” about them!) To the left are the paddocks and stables where you will find Starsky & Hutch (miniature Shetland ponies) also rescued along with our Toggenberg Goat – Yogi Bear!

To the rear of the property is the “Sundowner garden” ... a glorious sun trap, ideal for pre-dinner drinks whilst watching the sun set across the fields. This garden has a decked area with a 16ft round swimming pool sunk into the ground. There is an 8-seater Alexander Rose table and chairs, parasol and loungers. In the corner is a summer house, fitted out with sofas and lined with red voiles.

There is also a greenhouse and raised vegetable patches which can be accessed from the kitchen or gardens.

