



Hillcroft
Lambleys Lane | Worthing





Step inside

Hillcroft

Elegant six Bedroom 1930s Detached House set in Beautiful Private Grounds in a Peaceful Rural Location within the South Downs National Park.

Tucked away in amongst the downland farms of the Sompting Estate at the foot of the South Downs in an Area of Outstanding National Beauty, this extended family home offers an impressive amount of privacy.

Set back from a picture perfect country lane, electric gates sweep open to reveal a charming red brick home nestled within its own expansive grounds. Breath-taking panoramic views sweep along the coastline and across the neighbouring fields to the historic Grade I listed Saxon church to offer an incredibly peaceful rural idyll.

In More Detail -

Surrounded by its own lovingly tended landscaped gardens and terraces, this elegantly presented family home is arranged over four floors. An easy flowing layout offers an abundance of versatile accommodation and features a large kitchen/diner, separate formal dining room, five en suite bathrooms and two reception rooms.

Inside

Instantly generating a superb sense of space, the warm tones of the entrance hall's wood floor and central staircase create a warm and welcoming first impression, hinting at the charm and character that this house has to offer.

Sitting across the hallway from one another, two generously proportioned reception rooms offer ample space to relax as a family. Whilst dual aspect views of the landscaped gardens engender a calm and relaxing feel in the first, French doors open from the other onto a large conservatory perfectly extending this sociable ground floor still further.

Creating a picture perfect backdrop to the spacious kitchen/dining room, the ecclesiastical view from the modern bi-fold doors adds an instant wow factor that's hard to ignore. Fully fitted with a wealth of classic white wood cabinets, the large dual aspect kitchen area is well-appointed with an array of integrated appliances and offers space for a freestanding range cooker. The etched grooves of the quartz countertops flow into a classic double butler sink, while the ample floor space offers room for a family dining table.

A separate formal dining room is perfect for entertaining and offers ample dual space potential as a study or home office. Echoing the bi-fold doors of the kitchen/dining room, it opens onto a wide terrace allowing you to flow between the rooms and into the south-facing conservatory, adding to the wonderful feeling of space.

A discreet utility room and separate WVC complete the ground floor. Upstairs, six double bedrooms offer versatile family and guest accommodation. On the first floor, natural light tumbles into four double bedrooms from a wealth of double and triple aspect windows offering yet more of the panoramic views that this peaceful home enjoys. Positioned around the wide galleried landing, each of the generously proportioned rooms benefits from its own elegant en suite bathroom.

Stretching across the top floor, two further bedrooms provide the ideal retreat for teenagers or guest accommodation. A cool neutral colour scheme allows light from tall dual aspect Velux windows to bounce around a well-sized bedroom suite whose far reaching views on a clear day take in the distinctive Rhenish Helm topped tower of St Mary's church and onto the chalk cliffs of Seven Sisters. Its modern en suite shower room benefits from a large walk-in shower and contemporary wall-hung basin arranged in a refined stone and mosaic tile setting.

Sunlight tumbles into the sixth bedroom from a further Velux window while rich red walls add a vibrant splash of colour.

Beneath this immensely impressive home a large cellar offers plenty of height and space and includes a separate wine cellar. Fully powered with ample storage space, a walk-in shower is perfect for hosing down the dogs after a walk on the South Downs. Generously sized, this is a fantastic space to use as a gym or quiet studio.







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Outside

From the lovingly tended lawns that allow you to chase the sun to your heart's content, to the tall fir tree borders and distinguished topiary, the expansive gardens that wrap around this home create an idyllic retreat from the hubbub of daily life and a beautiful outdoor space to entertain in or sit back and relax in the sunshine.

A wide conservatory with its tall apex roof allows you to admire the south-facing views over the neighbouring fields of newly born lambs to the distant sea while you sit and read the weekend papers. Its double doors open onto a large decked terrace making it easy for you to venture out into the sunshine. The adjoining paved patios provide the perfect spot to enjoy a morning cup of coffee or after dinner drinks, while further raised terraces are ideal for watching the sun set over the horizon.

Offering ample space for your children to play football or cricket, the lawns reach around to timber framed vegetable beds and a traditional greenhouse.

A spacious brick driveway offers ample private parking, while a large outhouse easily accommodates ride-on lawnmowers.

What the Owners Say

"When we first saw this house over seventeen years ago we loved the fact that it was the right combination of a large house in large grounds. Everything felt in proportion.

As we drove up the lane we were so surprised that the property was there, hidden from view. We wanted to be able to walk onto the South Downs rather than have to get into a car and drive somewhere for the children to play. They've learnt to play football, cricket and how to ride their bikes in our gardens and we've had plenty of birthday parties. It's been perfect for raising a family.

We're not too far from anywhere here. It's a stunning rural picture with an historic church and beautiful walks that offer views of the Isle of Wight and the cliffs of Peacehaven.

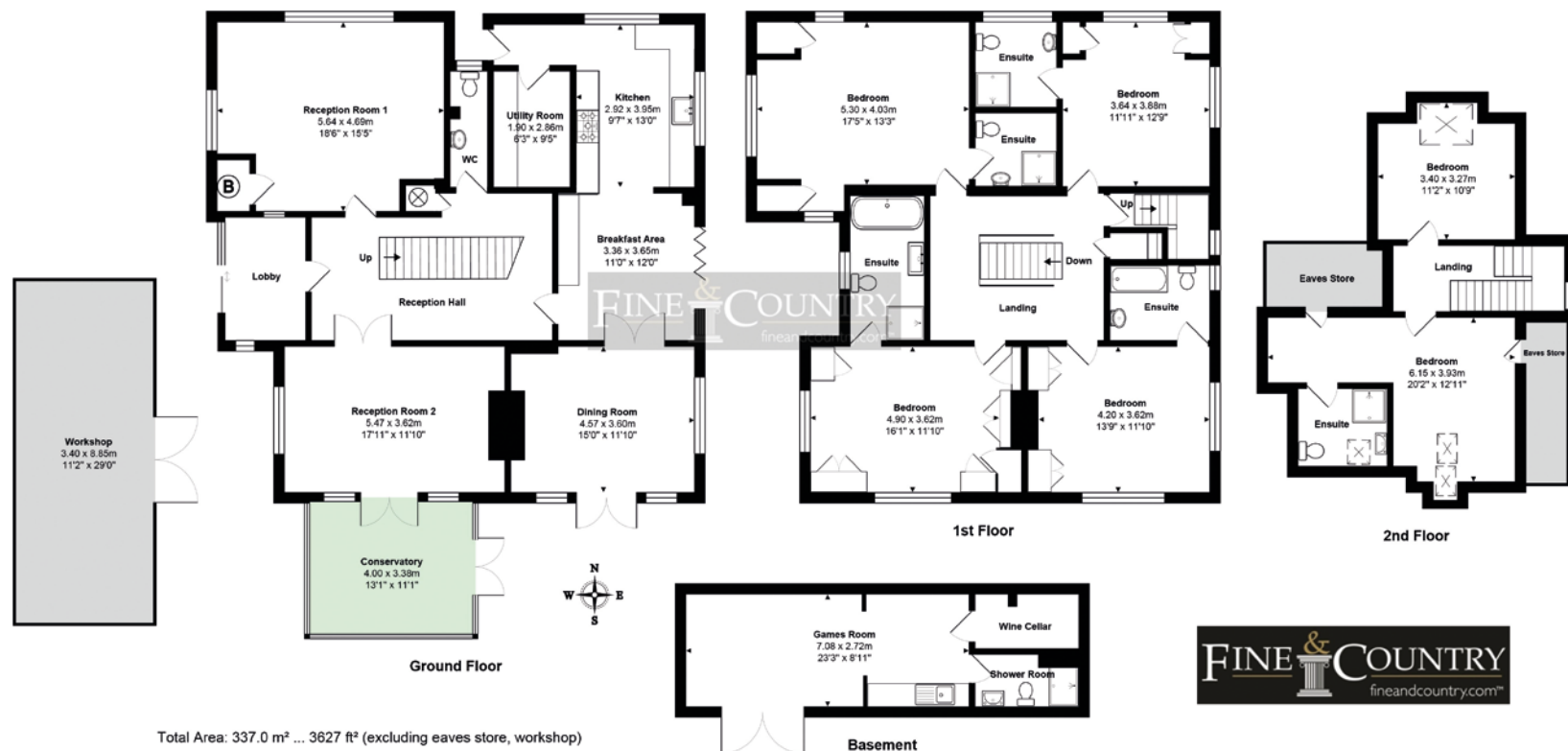
The house itself is great for when you have family visiting, there's room to spread out without feeling cramped.

We'll really miss the amount of space, the privacy, the location and the views. It will be hard to leave here, it's been a fantastic family house."

In the Local Area

Approximately 10 miles from the centre of Brighton, the semi-rural village of Sompting is located on the fringe of the South Downs National Park between Worthing and Lancing.

Lambleys Lane, named after the Lambs' Leys pastures on Upton Down, is a peaceful lane to the north of the A27 forming the westerly boundary of the village. Once given to the Knights Templar, the beautiful parish church of St Mary's is made up of several different architectural styles ranging from Anglo Saxon to Jacobean, but it's distinctive Saxon Helm tower is what makes it so special.



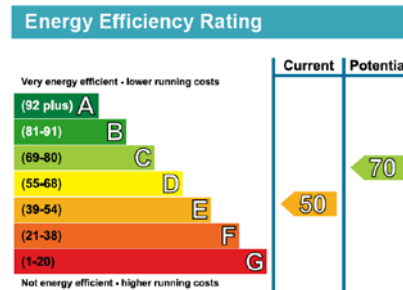
Dating back to 960AD this historic eye-catching feature is the only one of its type outside Germany's Rhine Valley. The church passed to the Knights Hospitallers in 1306 and it is the ruins of their chapel that can still be seen today at the north side of the church.

A short walk away, The Marquis of Granby is a local pub named after a popular 18th century army commander, while a leisurely stroll along an adjacent lane will take you to the nearby Lyons Farm shops. Nearby Worthing offers a wide choice of independent and high street stores including Waitrose and Marks and Spencer. Surrounded by the South Downs, this tranquil property has an incredible amount of green open space right on its doorstep and for those who like to be beside the sea the beach, pier and promenade of Lancing, Worthing and Shoreham are all within easy reach.

The A27 provides easy access to Brighton and Hove, while both Lancing and Worthing train stations are approximately under two miles away providing convenient mainline links for commuters to London and Gatwick.

Local schools include Sompting Village Primary School, Boundstone Nursery School, Sir Robert Woodard Academy, The Globe Primary School, Bramber First School and Whytemead Primary School. The private Sompting Abbotts Preparatory School is only minutes away in neighbouring Church Lane, while Lancing College Preparatory School and Lancing College are both with easy reach.

Currently the property is in Council Tax band G which was charged at £2,723.57 for 2017/18.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2017 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 4235622 Registered Office: Sawyer & Co Sales & Lettings Ltd, 85 Church Street, Hove, East Sussex, BN3 2BB. Printed



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