



aubrey house

the green

POA

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A photograph of a garden. In the foreground, there's a large, leafy tree on the right side. To the left, there's a lawn area with a low stone wall. In the background, there are more trees and a glimpse of a house. The overall scene is green and well-maintained.

## The Gardens

Part of the house during summer, the garden is large enough to be zoned into three, connected and spacious areas. Close to the house, the kitchen garden is traditionally walled, but the wall by the drawing room is low to allow the light to stream through. Paved and gravelled, with room for a table and chairs for sunny breakfasts or intimate suppers when the children are in bed, iron gates at its end lead through to the main garden, ideal for entertaining –or playing- with a large lawn, quiet seating area and large paved sun terrace by the drawing room for al fresco dining.

Reaching across almost the full width of the garden, the modern pool house continues the Lutyens theme of arched windows and the path to one side leads to a secret garden for the children, made secure by gates and walls and private by mature shrubs and trees, with a paved terrace for bbq's, a lawn for cartwheels and a locked, gated hard standing for your car tucked away to one side.



## in brief...

Style: grade 2 listed period property

Bedrooms: 5

Living rooms: 3

Outside: Large west garden, Pool house

Parking: Secure hard standing

Location: Rottingdean

Sq ft 4982 sq m







## Why you'll like it:

The pre-Raphaelite artist Edward Bourne- Jones joined both Prospect House and Aubrey Cottage together as one home and by 1923, all three houses in this row facing the Green and overlooking the Kipling Gardens were one dwelling owned by Sir Roderick Jones and his wife, the author Enid Bugnold. In 1980, the properties were sensitively restored to become separate homes again, although the names became fluid. Visually appealing with arcades of arches on the ground floor and a first floor topped by a roof terrace and lined by windows and a slim oriel, the house is privately set back from the street. Looking modest from the outside, inside, Aubrey House is far, far larger than you expect spanning an impressive 4982m<sup>2</sup>, and is full of sunshine and precious period detail.





## The Drawing Room

With refined proportions, windows and doors line the south and west walls of the drawing room to bring the gardens in, and you can imagine how light this room is. With interesting nooks and crannies, the ceiling is high and, open and airy in the summer, there is an attractive working fireplace for winter evenings where the family can gather together. Steps lead down and into this warmly welcoming room, made famous by the playwright owner, Enid Bagnold as a set in "The Chalk Garden".





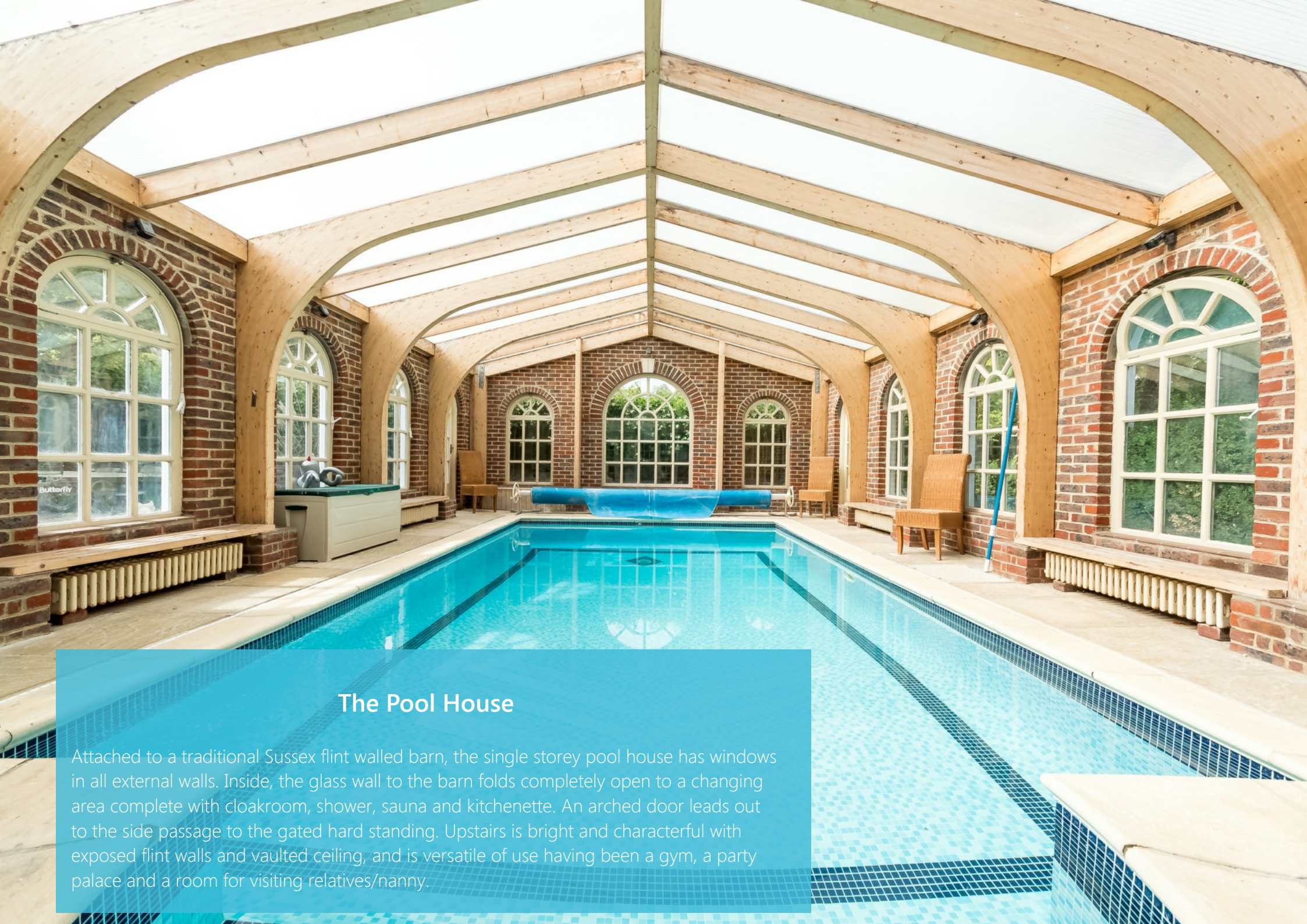
## The Kitchen Diner & Utility Room

At the heart of this home, the kitchen was extended in 1989 to embrace the garden, and vaulted glass roofs around the edge of it, together with large windows in keeping with the style of the house, bring the sunshine in. Opening into the partly walled kitchen garden, full of herbs and ideal for breakfasts, inside this family room is beautifully planned with a central island of three prongs enabling three vital elements: the cook can be sociable, has access to all the tools required, and the heat is safely tucked away from the main flow of people and pets in and out of the garden. Sturdy wooden units, painted a soft cream and topped by classic dark granite conceal ample storage and plumbing for two machines. Plumbing is also in place for an ice dispensing fridge and the steel, Flavel range could stay, subject to circumstance and negotiation. French doors lead to the garden and with plenty of subtly hidden storage there is also a large utility room tucked away in the cellar.









## The Pool House

Attached to a traditional Sussex flint walled barn, the single storey pool house has windows in all external walls. Inside, the glass wall to the barn folds completely open to a changing area complete with cloakroom, shower, sauna and kitchenette. An arched door leads out to the side passage to the gated hard standing. Upstairs is bright and characterful with exposed flint walls and vaulted ceiling, and is versatile of use having been a gym, a party palace and a room for visiting relatives/nanny.

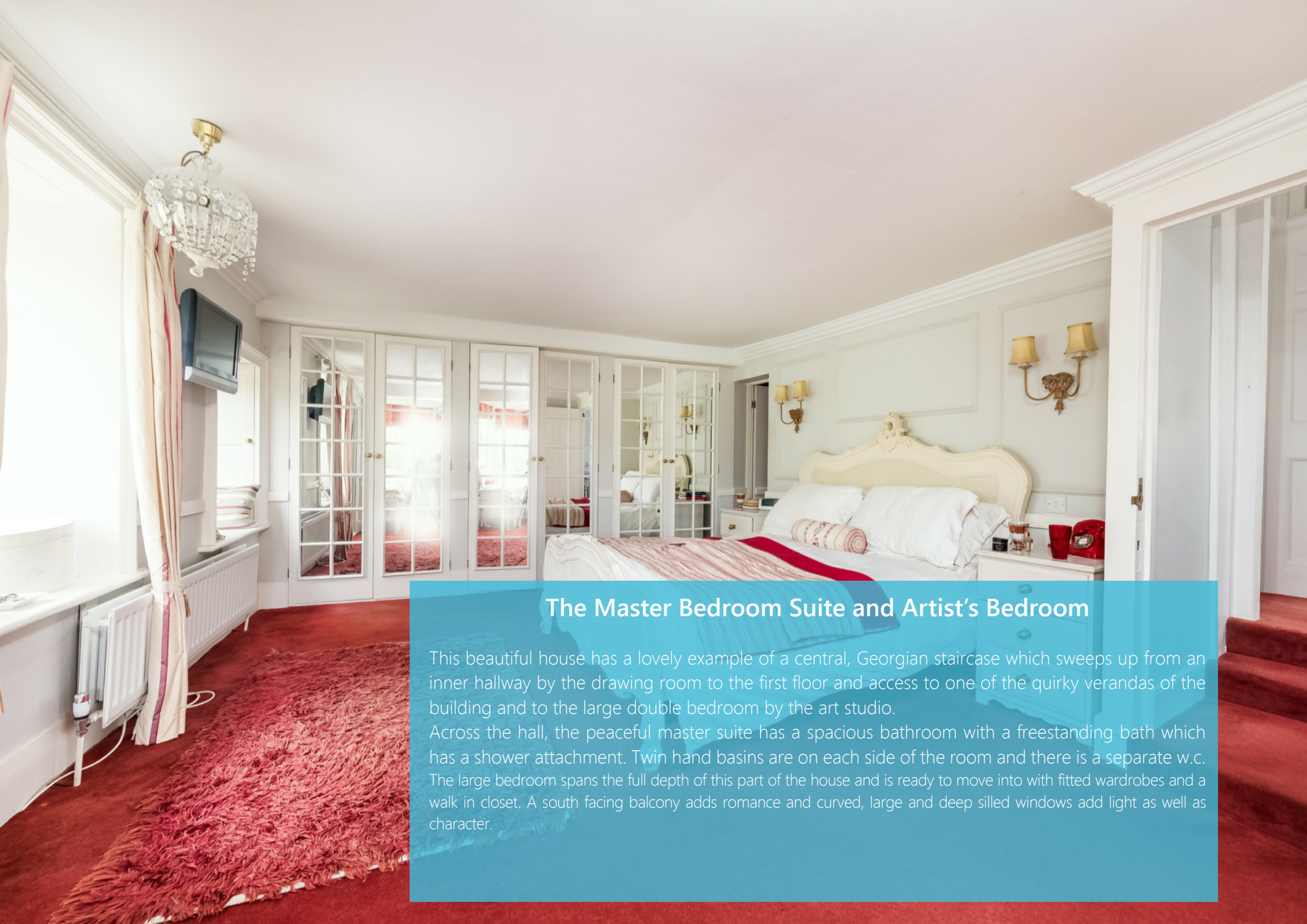




## Lutyens Library

Central to the ground floor, you feel cocooned from the stresses of life within this spacious library. With three stately arched windows and door to the hallway and windows to each side, there is plenty of natural light, and gleaming shelving and cupboards line two walls. A letter from the Lutyens Society to the current owner can be viewed upon request.





## The Master Bedroom Suite and Artist's Bedroom

This beautiful house has a lovely example of a central, Georgian staircase which sweeps up from an inner hallway by the drawing room to the first floor and access to one of the quirky verandas of the building and to the large double bedroom by the art studio.

Across the hall, the peaceful master suite has a spacious bathroom with a freestanding bath which has a shower attachment. Twin hand basins are on each side of the room and there is a separate w.c. The large bedroom spans the full depth of this part of the house and is ready to move into with fitted wardrobes and a walk in closet. A south facing balcony adds romance and curved, large and deep silled windows add light as well as character.









## The Studio of Burne-Jones

Facing east with leafy, restful views Edward Burne – Jones enlisted the architect W.A. S Benson to create an artists' studio along the eastern façade of his home. Famous for his creative use of space and ability to maximise the natural light, Benson's result is a fabulous, airy room currently used as a peaceful day room and study, and occasional guest bedroom. The panelled ceiling is high above your head, the front wall is lined with graceful windows and the slender, willowy oriel still has the slim door beside it where new and finished canvases could be manoeuvred in and out.

A sign of the care taken by the current owners to keep the space intact is that the double doors to the double bedroom next door have been retained and what was once a cupboard now houses an ingenious Jack and Jill shower. A discreet cloakroom is also hidden away at the far end of the room.



## Two More Top Floor Double Bedrooms and Roof Terrace

Both bright and spacious, the bedroom to the right on the top floor has a chic en suite shower room, French Toile wallpaper and special views of Rottingdean Windmill from a private balcony. At the front, the peaceful fourth bedroom has wardrobes already in place for you and a door to a fabulous, east facing roof terrace looking over the mature trees of the Village Green, where you'll feel absolutely on top of the world.





## Bear in mind:

This charming family house with an interesting history has had famous visitors, including Rudyard Kipling. Quietly impressive, it is ready to move into. The location on the Village Green is exclusive and Rottingdean is a popular coastal village in Brighton well served for schools, shops, cafés and restaurants on the edge of Brighton, not far from Lewes and just forty five minutes from Gatwick.



## Owner's secret:

"The house has made both our family and our social life easy and we have enjoyed being able to walk everywhere, including to the station and the sea. There is a vibrant local community and the park does make the house private, whilst also enhancing the community feel..""As a family, we have loved this light and spacious house with its generous gardens and creative history, and we hope that you will be as happy as we have been here."







where it is

**Shops:** Rottingdean High Street 5 minute walk

**Train Station:** Brighton mainline is a 10-15 minute walk.

**Seafront or Park:** Brighton Station 15-20 minute drive.

**Closest Schools:** Primary: Nature Reserve 1 minute, seafront 5 minute walk

Secondary: Longhill

Independent: Roedean, Brighton College, The Old Grammar School Lewes, Bede's

This bright, spacious and unique home is in the thriving coastal village of Rottingdean, popular with families and professionals as it has good schools and plenty of local shops, cafes and restaurants. For those who enjoy the great outdoors, the beach, the South Downs National Park and Downland villages are on the doorstep. Only 10 minutes from the cosmopolitan Marina with its restaurants, health club and cinemas, you are also about a 10 minute drive from Brighton and Hove's city centre, and close to bus routes – with bus lanes- access along the coast and to the universities at Falmer is fast and frequent, so this glamorous home balances a peaceful, village life with all of the best that the Sussex Coast has to offer.



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