

brand
vaughan



victorian elegance
harrington villas, bn1
£1,250,000

brandvaughan
exceptionalhomes



harrington villas victorian elegance

With open views over the Preston Valley this elegant four/five bedroom house has a beautiful and spacious west facing garden where a one bedroom coach house nestles with its own entrance. Just moments from the 62 acres of Preston Park and the shops and cafes of Preston Village this house is within a good school catchment area, you feel a million miles from the stress of the city, yet this is a well- connected location with a train station serving the airports and London within walking distance and close to a good bus service into the centre of Brighton and Hove, just a few minutes away.



why you'll like it...

Style:	Victorian detached house 1898 with 1 bed cottage
Bedrooms:	4/5 main house
Living rooms:	2/3
Area:	2,115 sq. ft.
Outside:	West garden
Parking:	Gravel

why you'll like it...

Preston Park extends over 63 acres and has tennis, bowling, a velodrome and a café amongst other attractions which include hosting annual festival events, and this large family home built for J. Crowther Esq just fourteen years after the park was created is still on a quiet, sought after street close by, with a pleasing symmetrical feel and set back behind a front garden with a central tiled path scented by lavender and rosemary. Inside, the grand hallway has a wealth of period features and one of the finest characteristics of this home is the sensitive and creative way in which it has been brought into the 21st century.

The Reception:

Spanning the full width of the original building, this impressive room has the generous proportions of the Age of Empire and high above your head delicate hand-made flowers still wend their way around the room. Full of light, the east facing window stretches almost the full length of the wall and looks out to the front garden tucked behind a hedge, making the room nicely private. In the far wall, the afternoon sunshine streams through tall French doors which bring in restful views of the verdant garden and which sweep open to a secluded terrace shaded by a fruit bearing vine and which is large enough for a table and chairs. Inside, a carved arch joins the stately areas for living and dining together and the restful feel of symmetry continues in the two fireplaces which have subtle differences for interest.

The Study/Guest Bedroom:

Bright and peaceful, the spacious study has both a broad bay and a window in the south wall. Currently used as a comfortable guest bedroom, it has views across the front garden to the characterful house opposite, which was apparently the only other house on the street when Silverdale Lodge was built.



The Kitchen Diner and Utility:

Unfurling to the sunshine, this fabulous family kitchen was extended in 2008, the skilful design blending classic materials, a vaulted sky light and symmetrical windows with modern technology as the far wall folds completely open to make the delightful garden part of the room. Light and airy in the summer, the energy efficient windows means that this space transforms in winter into a warm and cosy haven. There is ample room for a family table by the doors to the garden and behind you, the working area is carefully tucked away behind twin oak peninsular units topped by glistening black granite. Timeless in design, there are plenty of units concealing sophisticated storage and two levels of lighting enable you to choose your mood. The sturdy steel range beneath an extractor could stay, subject to circumstance and negotiation and the fridge and dishwasher are integrated. As you would expect of a home of this quality, there is a separate utility area, in this case in a big cellar with good head height, a window and plumbing.

The Playroom and Conservatory:

Next to the kitchen this large room feels very private and has a double dimension as glass doors lead through a tiled conservatory out to the sun terrace which runs along the whole of the back of the house. Ideal as a playroom as the children can flow in and out in the summer months, the sliding doors between the two rooms allow the conservatory to be a great stop gap for limiting the amount of mud or sand brought into the house. Obviously a house of this size has flexible use of rooms, so this home will readily adapt to your growing families' needs.

The Shower Room and Bathroom:

Up an intricately carved staircase, the pleasing balance of the house is again evident in the shower room and bathroom which are almost mirror images of each other but offering different amenities. Each are lined with Italian porcelain, have under floor heating, heated rails and contemporary hand basins resting on chic storage, but to the left is a large walk in shower with a Grohe double head system, whilst on the right is an unusually big bath with a shower above it.

Three Double Bedrooms and the Attic:

On the first floor are three peaceful double bedrooms, all with lovely high ceilings, generous floor space and tastefully decorated. To the left, the bedroom at the top of the stairs is full of birdsong and has serene, open views along the garden and above you is the ladder access to the huge attic which has plenty of natural light thanks to the three velux windows in the western roof. Also at the back of the house, the second room has astonishing views right over the Preston Valley and the deep seat of the oriel window is an ideal spot to watch the fireworks at New Year and bonfire night. At the front of the house, the quiet third room is ready to move into and has views of the gothic tower of St Mary's Church which is gently lit at night, and the trees of Preston Park beckon at the end of the street.



Brand
Vaughan



The Master Bedroom

Light and airy, this magnificent room stretches an impressive 5 x 4.6 metres and much of the east wall is glass with both a triple window and willow sash, the soothing décor and lofty ceiling will certainly help you to feel relaxed and refreshed.

The Little House:

With its own entrance from the street and approached through a pergola draped in wisteria and the patio area, open to the south, this converted coach house has plenty of appeal and a modern finish. The main entrance is to the side leading to a practical lobby with a discreet shower room and L shaped contemporary kitchen to your left, which in turn takes you to the living area which has broad French doors opening to the patio and gazebo. Upstairs, sunshine pours into the charming double bedroom which is a good size with lots of headroom.

The Garden:

West facing and open to the south this wonderful garden is large enough to be comfortably zoned. A green slate terrace curves its way along the back of the house and is broad enough for entertaining. Stepping stones lead across a lawn big enough to play on, surrounded by imaginatively planted beds and mature fruit trees and take you beneath a romantic gazebo to a paved dining area, perfect for intimate suppers when the children are in bed.



owners **secret**

“The house is really flexible, so perfect for a growing family and the area is safe and accessible with a good community – we have street parties and events which you can join in with if you want to.”

bear **in mind**

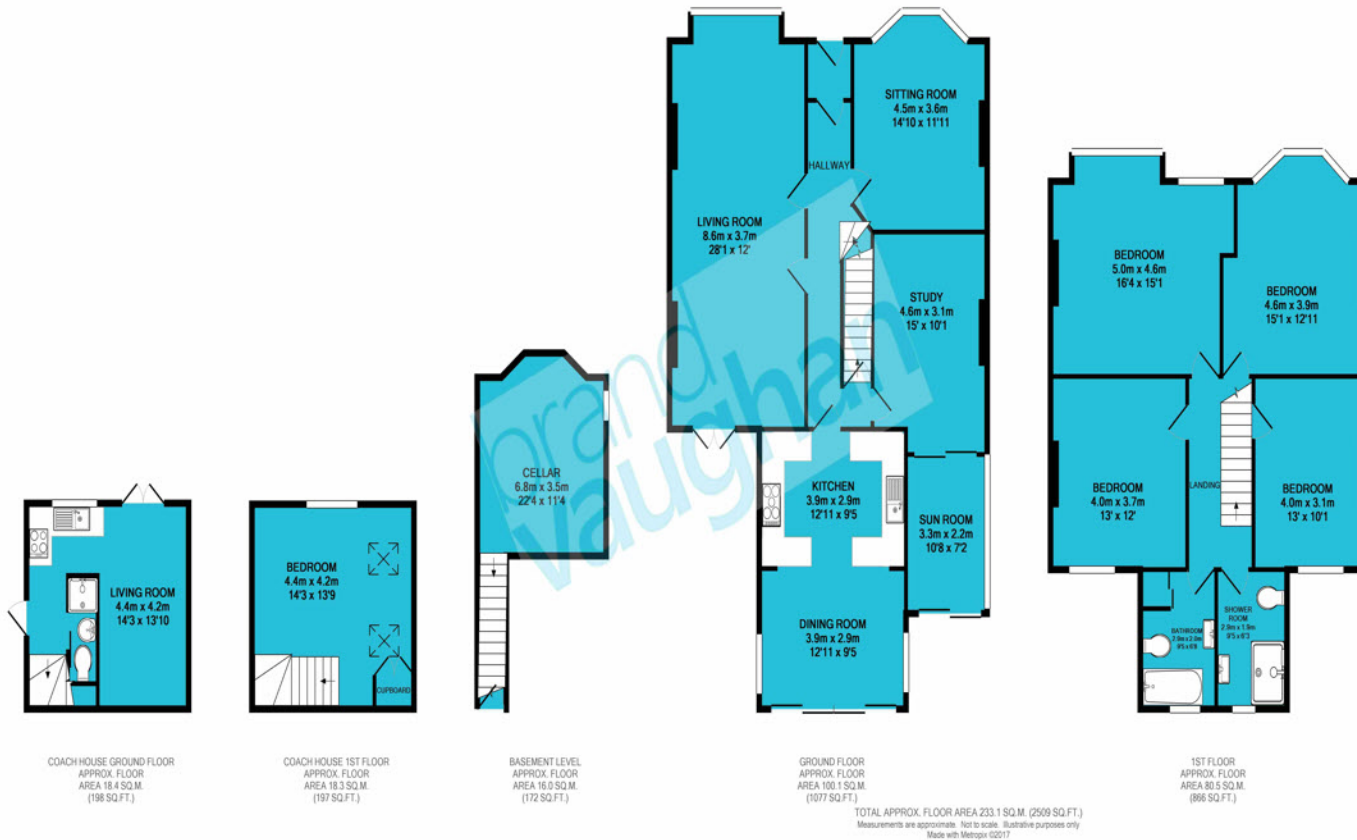
A family home since Mr Crowther brought his family here for all the right reasons- space, schools, shops, park and station- there is still potential for this property to grow with you.



where it is

- Shops:** Local shops about a 5 minute walk, London Road 8 minutes
- Train Station:** Preston Park Station under a 10 minute walk
- Seafront or Park:** Preston Park is at the end of the street, Seafront is an 8 minute drive

- Closest Schools: Primary:** St Bernadette's, Balfour Primary
- Secondary:** Varndean or Dorothy Stringer
- Private:** Bowden Prep, Brighton College, Brighton and Hove High



This big bright home is in a sought after conservation area just by Preston Park which has an extremely wide range of leisure facilities. Within 10 minutes of the sea and central Brighton and Hove, the Georgian Lanes and the Theatres of Brighton are also within easy reach as are good schools, Preston Park Station and the A23/27 with their excellent links to Gatwick and London.



brandvaughan
exceptionalhomes

call: 01273 504 441
219 Preston Road, Brighton BN1 6SA