



Highfields Cottage  
Bostal Road | Steyning | West Sussex | BN44 3PD



Nestled within the rolling beauty of the South Downs and the picturesque countryside surrounding Steyning, Highfields Cottage presents a rare opportunity to acquire a home where cutting edge sustainability meets timeless rural tranquillity. This distinctive residence combines architectural sophistication with an EPC rating of A – an exceptional benchmark of energy efficiency – while offering scope for bespoke final enhancements.

Approached via secure electric gates with app-controlled power isolation, the property is privately positioned within grounds extending to approximately one third of an acre. Enveloped on three sides by open vistas, it enjoys extraordinary panoramic views across the North Downs, Kent Downs and South Downs – an ever-changing canvas of natural beauty. With no immediate neighbours beyond the road, the setting delivers a sense of serenity and exclusivity seldom found.

The extensive driveway provides generous parking for up to eight vehicles, in addition to a triple open garage and a potential further six-bay garage just needing a door fitted, subject to consents. Above the garage sits a thoughtfully appointed barn annexe, offering independent living with a double bedroom, bathroom, kitchenette and reception area. With its own hot water supply and photovoltaic tile-powered electricity, the annexe is an ideal space for guests, extended family or staff quarters.

Set across four expansive levels, the main house showcases exceptional design, blending advanced technology with luxurious comfort. The bespoke kitchen is a culinary centrepiece, fitted with a suite of high-end appliances including a combination microwave and double oven, integrated dishwasher, built-in coffee machine, wine cooler and a collection of smart, wifi-enabled devices. The sleek island features an induction hob, Teppanyaki grill, five way Quooker tap and downdraft extractor – perfect for modern entertaining.

Accommodation includes a magnificent principal suite complete with a private dressing room, opulent en-suite and captivating countryside views. A guest bedroom with en-suite and a flexible third bedroom/study.

Leisure is seamlessly woven into the home's fabric with a dedicated cinema/snooker hall or gymnasium and a lower ground floor designed for multi-generational living – comprising a private kitchen, en-suite bedrooms and large utility space. For year-round enjoyment, the 11-metre lap pool awaits final finishing to the purchaser's specification.

High tech features include Cat 6 ethernet wiring, 24-camera security infrastructure and a Mistek Automist fire suppression system, a state of the art mesh router which serves the whole house for excellent connectivity.

Environmental performance is unparalleled, with two Kensa ground-source heat pumps, underfloor heating, four heat recovery ventilation units and solar-sourced electricity from slate PV tiles. A 22KV backup generator, 6 x 5KV inverters with 50KV battery storage ensures continued peace of mind.

Finishing touches include exquisite oak parquet flooring, a dramatic glass spiral staircase, smart lighting throughout and a discreet passenger lift servicing all floors. With double glazing throughout, a 10-year structural warranty in place and exceptional craftsmanship evident in every detail, Highfields Cottage is a landmark home that redefines countryside living.























Total Area: 702.3 m<sup>2</sup> ... 7560 ft<sup>2</sup> (excluding balcony)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             | 96 A    | 96 A      |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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