

Diamond Hill Brighton Road

Shermanbury, RH13 8HB

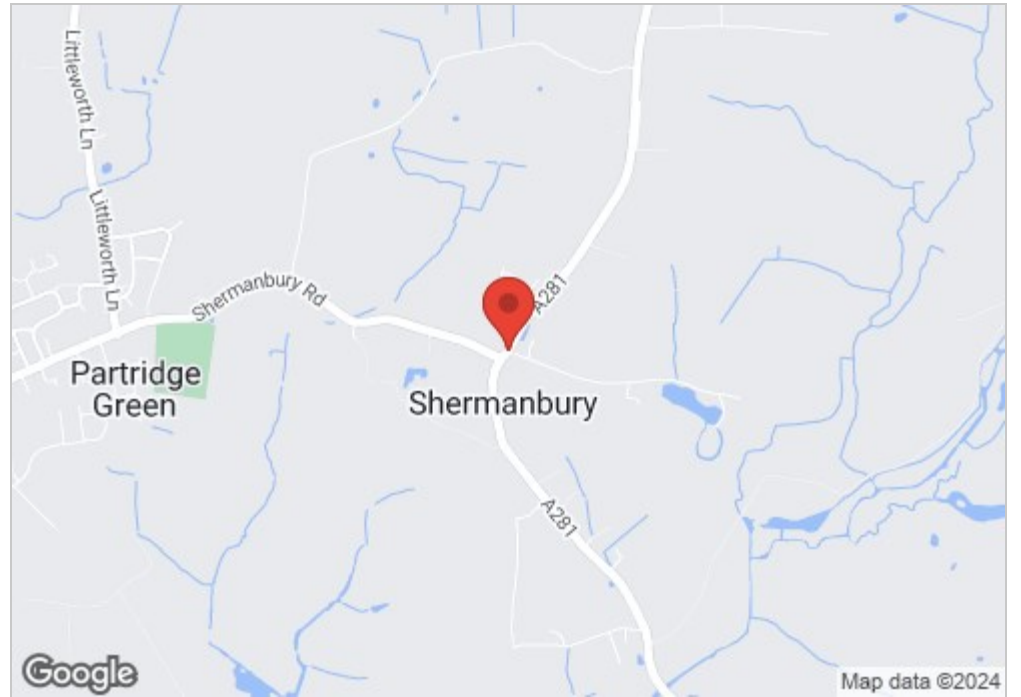
Asking price £895,000

This captivating detached home, styled after the charming 'New England' architectural tradition, has undergone significant enhancements and expansions in recent years, transforming it into an ideal family haven primed for hosting gatherings and family time alike.

Boasting a splendid Kitchen/Dining Room, a potential annex space or studio room, a covered and heated swimming pool, and a versatile home office/cinema room, this home offers an array of entertainment options for versatile living.

The exterior showcases attractive weatherboarded elevations adorned with plantation shutters, presenting a pristine facade. Inside, the accommodation spans two light-filled floors, featuring four spacious bedrooms, two bathrooms, two reception rooms, and a convenient utility area.

Ample parking is available at the front, complemented by a detached garage with double doors. The mature rear gardens boast an extensive walled patio, perfect for Al Fresco dining, and extend to a generous lawn area backing onto picturesque open fields, encompassing approximately just over a third of an acre in total.



- Immaculately presented 4-bedroom detached family
- Potential annexe space featuring a shower room and kitchenette (subject to necessary consents)
- Covered and heated swimming pool for year-round enjoyment
- Beautiful gardens, spanning just over 1/3 of an acre in total
- Vendor suited
- Charming kitchen/dining area equipped with high-quality units, accompanied by a utility room
- Versatile home office/cinema/games room
- Offers 2/3 reception rooms for flexible living spaces
- Includes garage space and ample off-road parking

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	76
	EU Directive 2002/91/EC	
	England & Wales	

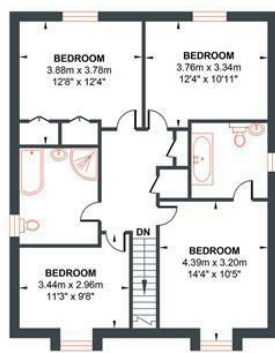
BRIGHTON ROAD

Approximate Gross Internal Area = 326.12 sq m / 3510.32 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



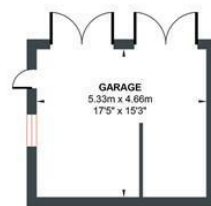
GROUND FLOOR
Approximate Floor Area
897.81 sq ft
(83.41 sq m)



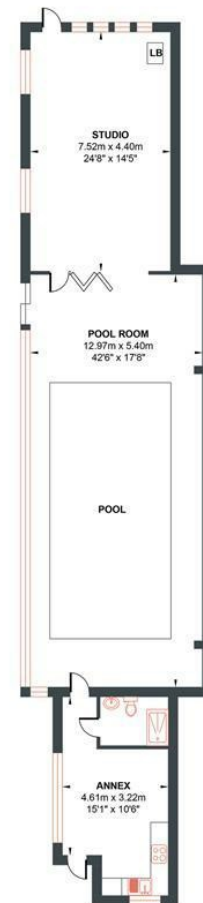
FIRST FLOOR
Approximate Floor Area
817.73 sq ft
(75.97 sq m)



WORKSHOP
Approximate Floor Area
185.36 sq ft
(18.15 sq m)



GARAGE
Approximate Floor Area
267.37 sq ft
(24.84 sq m)



OUTBUILDING
Approximate Floor Area
1332.03 sq ft
(123.75 sq m)

