



Holmcroft, 23 High Street, Findon - BN14 0SZ

Offers Over £1,000,000



## Holmcroft, 23 High Street, Findon

- First time to the market in nearly 50 years a beautifully presented Grade II Georgian village house with later additions
- Two single adjoining garages and two areas of driveway parking offering ample space
- Dual aspect drawing room with feature fireplace, sash windows with shutters overlooking the garden
- Sitting room with fireplace
- Dining room opening to garden
- Kitchen with Rangemaster, space for appliances and steps leading down to cellar
- Four large bedrooms all with lovely outlooks over the garden
- Bathroom, separate toilet and ground floor shower room
- Lovely cottage gardens surrounding property with pheasantry in the garden
- No forward chain

Located in the picturesque village setting, this lovely Grade II listed Georgian house boasts a rich heritage. Stepping into this fine property for the first time in nearly half a century, one is immediately captivated by its timeless elegance and charm. Featuring two single adjoining garages and two expansive areas of driveway parking, this residence effortlessly marries historic allure with modern convenience. The impressive dual-aspect drawing room entices with a striking feature fireplace and sash windows, offering stunning garden views framed by classic shutters.

Indulge in the cosy ambience of the snug / library complete with a welcoming fireplace, while the adjacent dining room seamlessly flows into the lush gardens beyond, creating a perfect setting for both casual gatherings and formal entertaining. The well-appointed kitchen, featuring a Rangemaster cooker, ample space for appliances, and convenient cellar access via steps. Upstairs, four generously sized bedrooms provide tranquil retreats, each offering picturesque views of the meticulously landscaped gardens. There is a family bathroom, separate toilet on the first floor, and ground floor shower room.



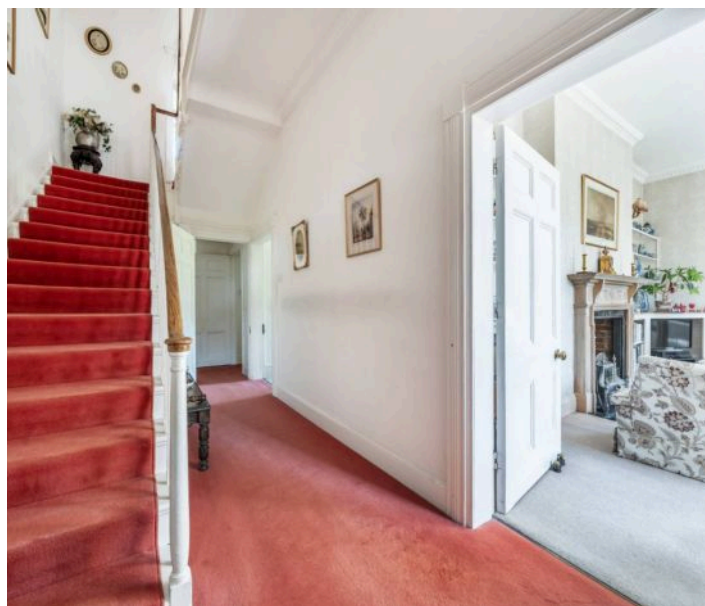


Outside, the enchanting cottage gardens surrounding the property create a serene outdoor oasis, highlighted by a delightful pheasantry that adds a touch of whimsy. This idyllic residence is offered with no forward chain, presenting a rare opportunity to own a piece of history in an enviable village location.

The property is situated in this charming Downland village which is located within the South Downs National Park. It has a popular range of local shops, public houses and restaurants. The village offers a wonderful life for those want to escape the hustle and bustle of the busy world we live in, convenient for Downland scenic countryside walks, cycle rides and horse riding. Findon Village provides easy access to the A24 and A27 for London and coastal routes. Worthing town centre with its excellent range of bars, shops and restaurants can be found approximately four and a half miles distant. The village also has its own primary school and a number of private schools can be found within reach. Worthing enjoys excellent recreational facilities including Worthing leisure centre, the David Lloyd fitness centre and two well regarded golf courses.

Council Tax band: F

Tenure: Freehold























Approximate Area = 2681 sq ft / 249 sq m

Garage = 287 sq ft / 26.6 sq m

Outbuilding = 44 sq ft / 4 sq m

Total = 3012 sq ft / 279.8 sq m

For identification only - Not to scale











## Henry Adams - Storrington

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