



# RIVER HOUSE

CHURCH LANE | BURY | RH20 1PB

*SW*

Sims Williams

# RIVER HOUSE

CHURCH LANE, BURY, RH20 1PB

PRICE GUIDE £1,750,000 FREEHOLD

- Substantial Detached House
- Situated in the National Park
- Outstanding Views
- Versatile Accommodation
- Five Bedrooms
- Annexe Potential
- Six Acres of Grounds
- Paddocks & Stable
- Driveway & Garage

Situated in the South Downs National Park is this impressive large family house which boasts outstanding, rolling downland views and enjoys spacious & versatile accommodation with five bedrooms, annexe potential, and sits within approximately 6 acres of land.

The ground floor entrance hall leads through to the triple-aspect, spacious, open-plan sitting and dining room featuring 5 sets of French doors to enjoy the wonderful views and giving direct access to the terraces and gardens. In addition, there are several Velux windows ensuring it is light and bright at all times, a stylish wood burner and underfloor heating to the tiled floor which extends into the kitchen.

The modern fitted kitchen has a range of fitted units and drawers, wooden countertop with fitted 1 ½ bowl sink unit with drainer and tiled splashbacks. There is an integrated dishwasher, larder fridge, hob with extractor fan above, double oven and microwave oven.

From the hallway there are a few steps down to the office, utility room, spacious bedroom with fitted wardrobes and an ensuite shower room. This area has the potential to be converted into an independent annexe if required.

From the entrance hall, stairs rise to a split-level landing where there are three bedrooms, one which has an ensuite shower room and fitted cupboard and two further bedrooms with fitted wardrobes along and a stylish family bathroom.

The master bedroom suite, on the second floor, enjoys superb views from the balcony and terrace. There is ample space for a super Kingsize bed, sofa and there are his and hers walk in wardrobes and ensembles.

Outside the sweeping driveway has ample parking along with the open plan carport, double garage with electric doors and access through to the exercise pool. The gardens and grounds extend to approximately 6 acres with terraces, ponds, wildflower meadow, raised vegetable beds, grazing paddock, stable block and the riverside location benefits from a pontoon on the River Arun with mooring rights.

The property also benefits from a ground source heat pump, solar panels and rainwater harvesting ensuring it is extremely economically and environmentally efficient.



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EPC Band - Current - B Potential - B

Council Tax Band G

Heating: Ground source heat pump

Drainage: Mains

From Whiteways Lodge roundabout on the A29 proceed northwards towards Bury. After the public house 'The Squire & Horse' turn right into Bury village and at the crossroads continue straight over onto Church Lane. The driveway to River House will be found at the end of Church Lane on the right hand side.



APPROXIMATE GROSS INTERNAL AREA = 3544 SQ FT / 329.3 SQ M  
(INCLUDING GARAGE / EXCLUDING CAR PORT)

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©  
Produced for Sims Williams

Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

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