



Tudor House, 71 Church Lane | Steyning | West Sussex | BN44 3HP

H.J. BURT
Chartered Surveyors : Estate Agents



Tudor House, 71 Church Lane | Steyning | West Sussex | BN44 3HP

Asking Price: £1,350,000 | Freehold



- Impressive and imposing detached house with annexe
- Quiet location near Church
- Five Bedrooms, main bedroom with ensuite
- Beautiful kitchen with bifolds to garden. Utility room
- Living room with Fireplace
- Second reception room with fireplace and garden access (currently games room)
- Separate Annexe with kitchen and shower room
- Off street parking for several vehicles
- Large private garden with workshop and shed

Description

A fabulous detached mock Tudor house recently renovated throughout to a very high standard to create arguably one of Upper Beeding's finest residences.

This substantial property has a real feeling of space being arranged over three floors with a detached annex measuring 260sq m (or just under 2800sq ft) and is in excellent decorative order throughout.

There are five double bedrooms, ensuite shower room to main, family bathroom, two spacious reception rooms, luxury kitchen with utility room all off an impressive hallway. Large gardens with workshop/office, hot tub and self contained detached annexe.

A lot of work has been undertaken by the current owners to improve the house from the top down. A refurbished roof was re-felted and battened and re-laid with old and restored tiles, the layout was amended and all floors levelled and doors and architrave replaced. It has had new kitchen, utility room and bathrooms, redecoration and carpets throughout. New heating systems were installed with underfloor heating to the entire ground floor and the bathrooms with Nest controls.

The gated driveway which has space for numerous vehicles lead up to the main house which has an impressive solid oak front door. The hallway runs through to the kitchen with a large reception room either side. Currently arranged as a living room and a games

room, both rooms have fireplaces and are double aspect with views or access to the garden.

The newly installed kitchen is dominated by the large central island/breakfast bar and the 4m bi fold doors open up entirely out to the garden. There are integrated appliances, a Quooker tap and insinkerator, Bosch Ovens with warming drawer, wine cooler, dishwasher etc. A utility room matches the style of the kitchen with an adjacent w.c.

Upstairs a main bedroom has built in storage and a large ensuite shower room, there are two other double bedrooms on this floor and a family bathroom and two more bedrooms on the second floor.

The large lawned garden wraps around the house and is enclosed by high hedging for privacy.

A newly installed workshop/studio has power and lights and there is a large wooden tool shed also with power. A detached garage has been converted into an impressive annexe which has a kitchen/living room with patio doors to the garden, shower room and first floor bedroom. This could be perfect for a relative or income stream.

Location

what 3 words: [///dorm.screeches.roses](#)

Church Lane is at the North end of Upper Beeding and ends at St Peter's church car park which is a favourite destination for dog walkers and ramblers as it is a gateway to various South Down Link walks and is adjacent to the River Adur.

Information

Property Reference: HJB01641

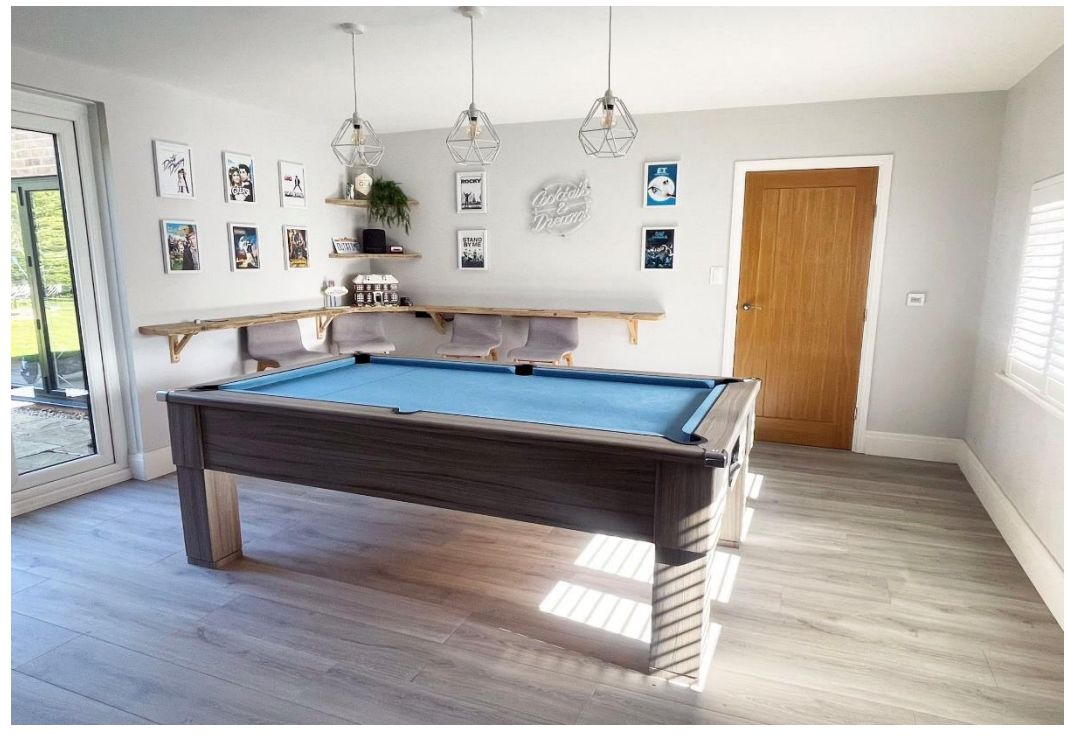
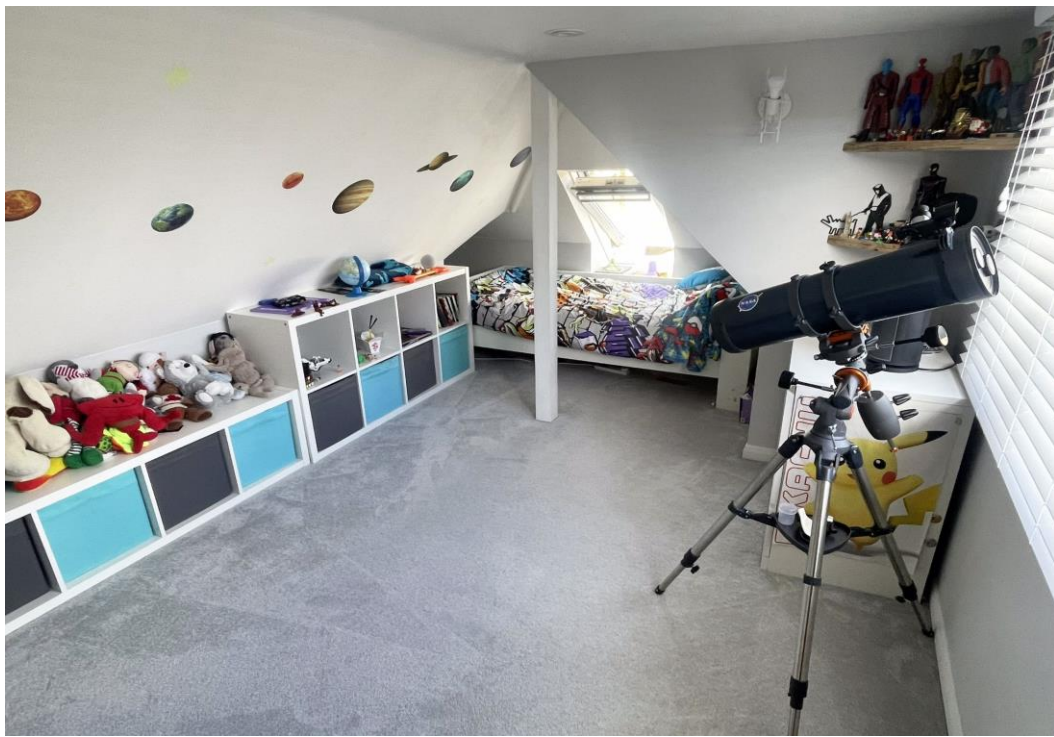
Photos & particulars prepared: by H J Burt April & revised June 2024 (ref JW).

Services: Mains services of electricity, gas, water and drainage

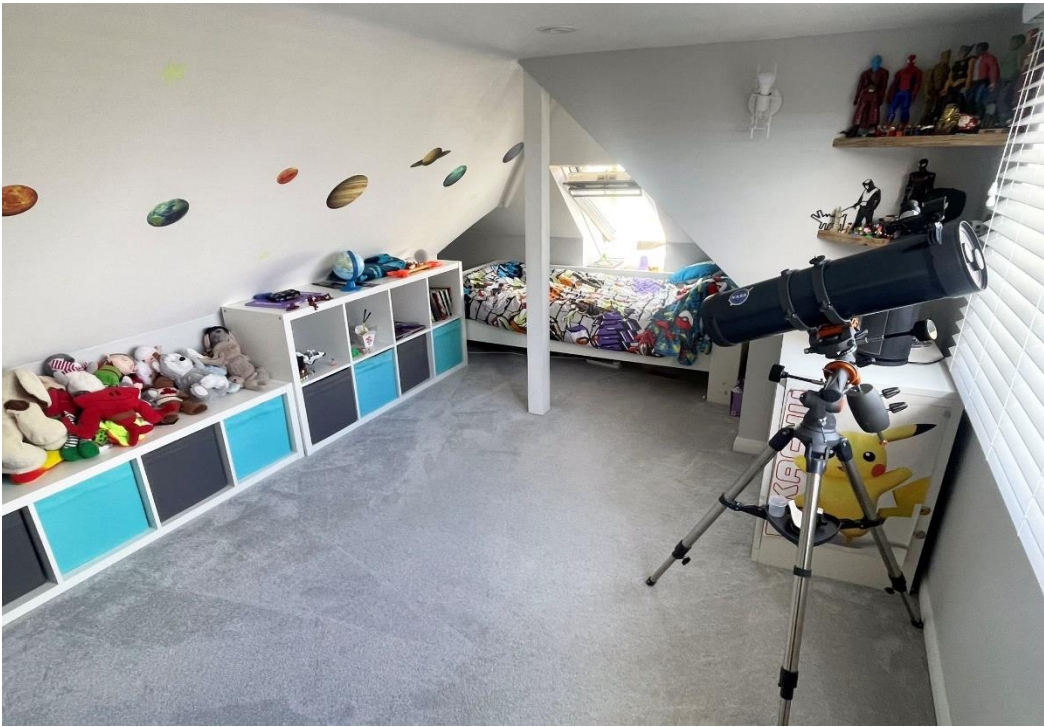
Local Authority: Horsham District Council

Council Tax Band: 'D'

The property is sold subject to all outgoing, easements, wayleaves and other rights and obligations of every description whether mentioned in these particulars or not.









The Annexe



The Annexe



Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

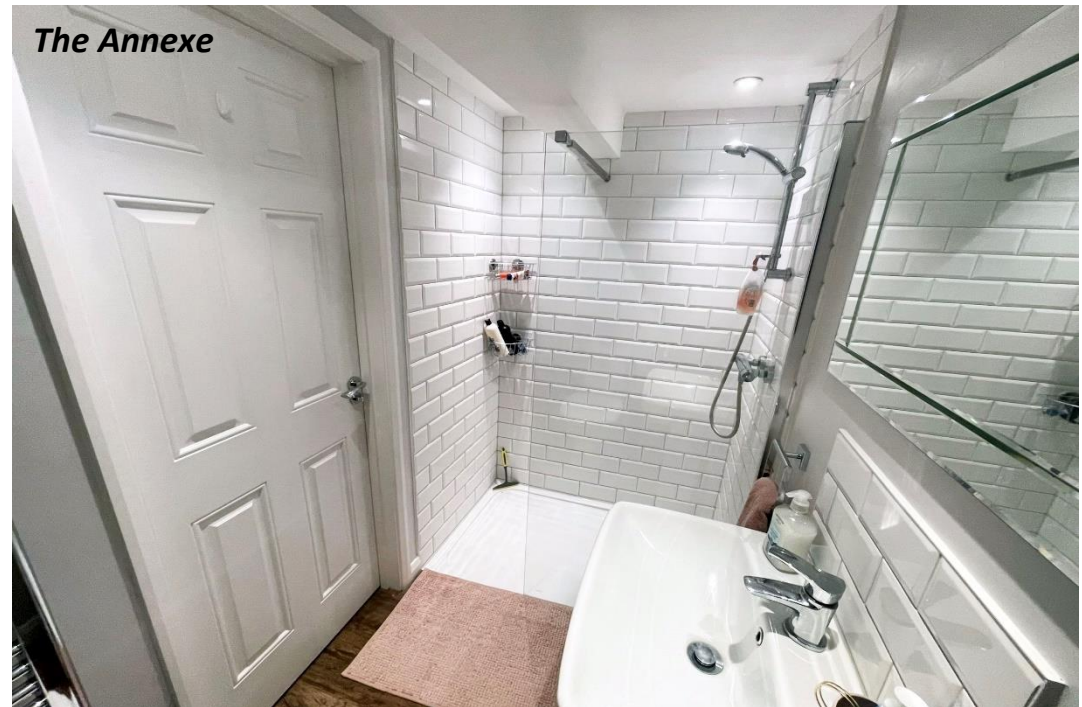
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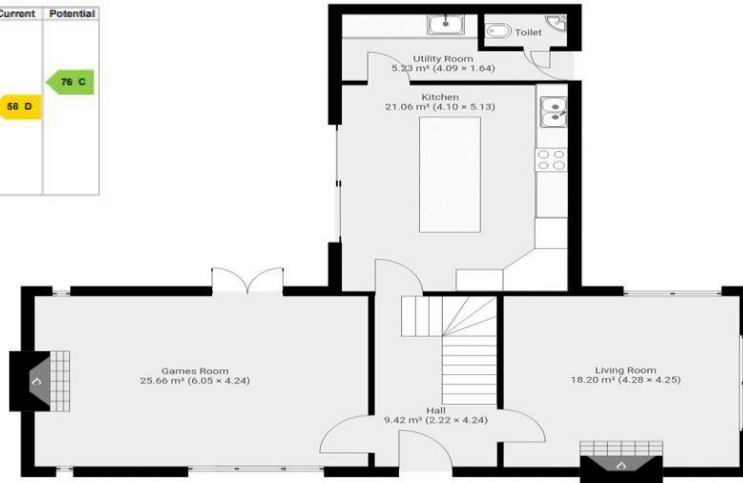
IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.

The Annexe

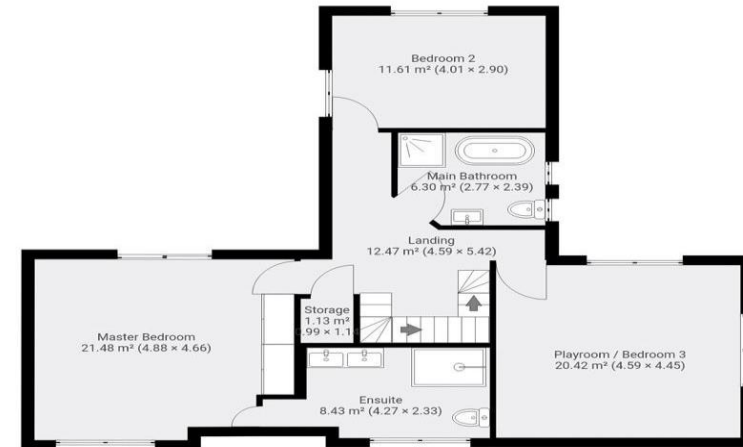


TUDOR HOUSE, Church Lane, Upper Beeding

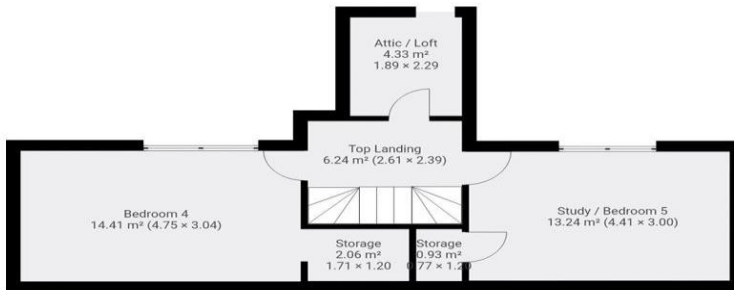
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



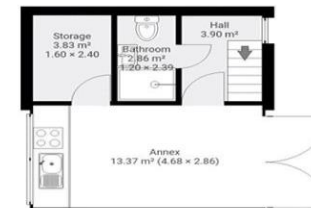
Ground Floor



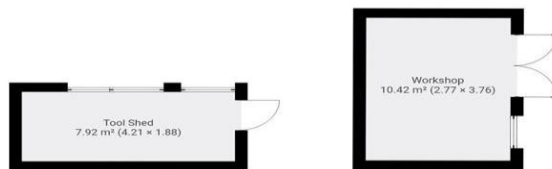
1st Floor



2nd Floor



Annex



Outbuildings

Ground floor: 80.73m²

1st Floor: 81.80m²

2nd Floor: 41.19m²

Annex: 37.95m²

Outbuildings: 18.34m²

Approximate Gross Floor Area = 260 m² / 2798 ft²

All measurements are approximate and not to scale.



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