



**H.J. BURT**  
Chartered Surveyors : Estate Agents

Nether Maudlin | Maudlin Lane | Steyning | West Sussex | BN44 3PR

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Asking Price: £1,500,000 | Freehold



- Stunning detached contemporary house.
- Completely remodelled, extended and refurbished in last few years.
- Four double bedrooms, the main having dressing room, ensuite and large juliette balcony.
- Superb open plan kitchen/dining/living room.
- Separate living room/snug and further office/bedroom 5.
- Detached gym/second home office.
- Private driveway leading up to large parking area for several vehicles.
- Adjacent to open farmland and with far reaching vistas.

Description

A Contemporary Masterpiece on the Rural Edge of Steyning. Tucked away on the outskirts of Steyning yet within easy walking distance of the charming High Street, this stunning detached home offers the perfect blend of modern design and countryside serenity. Approached via a rising driveway through mature trees, the property sits proudly on a generous, level plot with ample parking to the front. Its crisp white render, warm timber panelling, and sleek dark grey window frames create a striking contrast against the lush green fields that border the home.

Step inside through a dramatic double-height vestibule, where a full wall of glass and overhead roof lights flood the space with natural light, setting the tone for the bright, airy interiors beyond. The heart of the home is a spacious L-shaped open-plan living area, seamlessly combining kitchen, dining, and sitting zones—all with views across the landscaped gardens. The sleek, fully integrated kitchen features high-end appliances and a statement island with breakfast bar, ideal for both cooking and entertaining. The sitting area opens onto the patio via bi-fold doors and onto the lawn through French doors, while the dining space comfortably accommodates a large table for gatherings.

For quieter moments, glass double doors lead to a separate snug or second living room, complete with a cosy fireplace. A dedicated office with garden access offers flexibility as a playroom or fifth bedroom, while a utility room with cloakroom and side entrance keeps practicalities neatly tucked away.

Upstairs, a glass staircase leads to a galleried landing overlooking the entrance hall. The principal suite is a showstopper, with vaulted ceilings, garden views, and sliding doors

opening to a glass Juliette balcony overlooking open farmland. A walk-through dressing room leads to a luxurious en-suite shower room. Three further double bedrooms and a stylish family bathroom—with deep bath and oversized shower—complete the first floor.

The property has been thoughtfully upgraded with Cat 6 cabling to most rooms, a modern heating system, and excellent insulation, earning a high EPC rating of C. Wooden shutters throughout add a touch of elegance and privacy.

Outside, the lawned gardens are framed by tall hedges, with a raised patio offering sweeping views across neighbouring fields to the South Downs. A detached, fully insulated wooden cabin—currently used as a gym—offers versatility as a home office, studio, or guest space, complete with power and internet. This is a home that balances sleek, contemporary style with peace, privacy, and a connection to nature. A rare find in a sought-after location.

Location

What 3 words [///star.restores.treaties](#)

Nether Maudlin is located in Maudlin Lane and within only a few minutes walk of Steyning High Street. The property is close to beautiful walks across the South Downs National Park and also along the Downs Link old railway line heading South towards the sea. The old market town has a wide range of traditional local shops, trades and services and also boasts a health and leisure centre with a swimming pool and other community facilities with schools for all age groups and churches of most denominations. Shoreham-by-Sea, approx. 5.5 miles to the South-East has a main line railway station (with services along the South Coast to Gatwick and London Victoria) a small airport and a harbour. The city of Brighton with its excellent range of shops and recreational facilities is approx. 5 miles to the East of Shoreham whilst Worthing is a similar distance to the West of Shoreham.

Information

Property Reference: HJB01910

Photos & particulars prepared: by H J Burt September 2025 (ref JW).

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

Local Authority: Horsham District Council

Council Tax Band: ‘F’

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

























## Directions

Turn right from our office in Steyning High Street and continue over the roundabout and down Bramber road. Then turn right into Maudlin Lane and Nether Maudlin is the last house on the left.

## Viewing

An internal inspection is strictly by appointment with:

## H.J. BURT Steyning

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

01903 879488 | [www.hjburt.co.uk](http://www.hjburt.co.uk) | [steyning@hjburt.co.uk](mailto:steyning@hjburt.co.uk)



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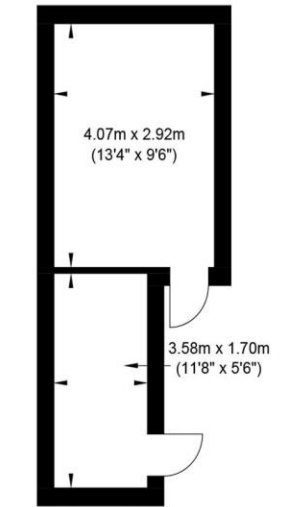
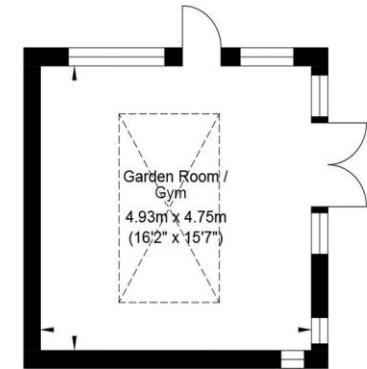
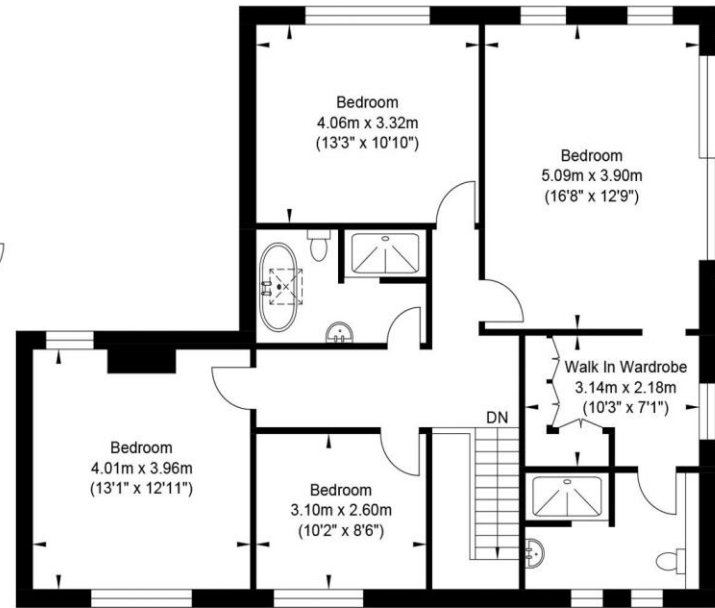
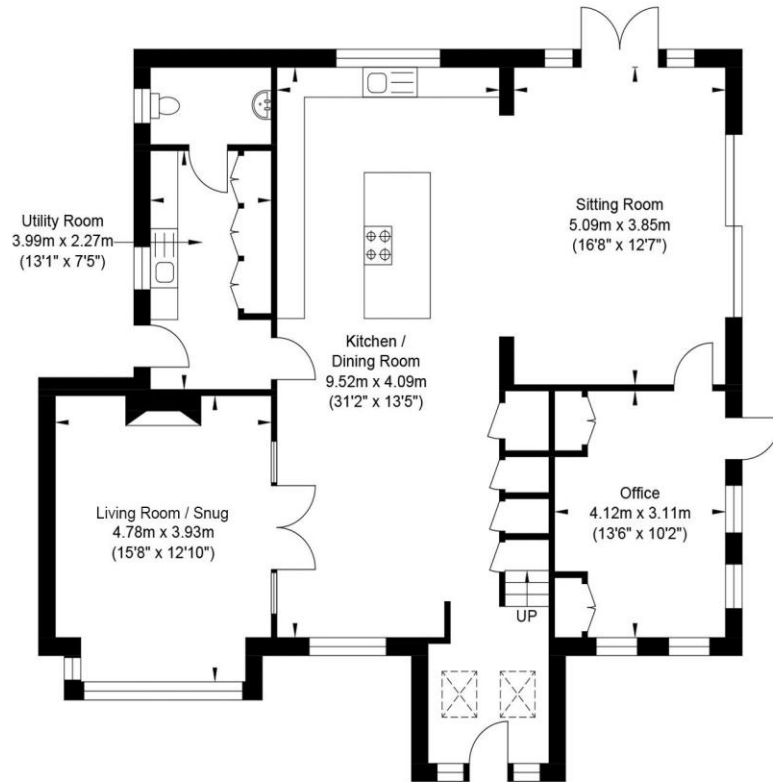






Score	Energy rating	Current	Potential
32+	A		
31-31	B		
63-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Maudlin Lane



Outbuilding  
Approximate Floor Area  
195.25 sq ft  
(18.14 sq m)



Ground Floor  
Approximate Floor Area  
1220.73 sq ft  
(113.41 sq m)

First Floor  
Approximate Floor Area  
993.40 sq ft  
(92.29 sq m)

Outbuilding  
Approximate Floor Area  
252.09 sq ft  
(23.42 sq m)

Approximate Gross Internal (Excluding Outbuilding) Area = 205.7 sq m / 2214.13 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.





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