



springfield road

due south

guide price £1,250,000 - £1,350,000

brandvaughan

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## springfield **road** due **south**

The exterior of this elegant, detached Victorian villa is romantic, with cherry trees in blossom adorning the front garden, and a pale lemon facade with its architectural features picked out in white. Inside however, it is so much more. High ceilings with a wealth of original features and generous room proportions greet you. The house has depth, and is unexpectedly spread over four floors; each one homely and spacious, with many rooms decorated with a Moroccan inspired palette. The loft conversion feels more like a separate annex, stretching the full width of this double fronted family home, and an astonishing south facing garden is a delight; set to lawn, with mature beds and fruit trees. Its proximity to several popular schools, parks and stations, mean this house would be desirable to many, in particular anyone who needs to commute, and those looking to live amongst a family friendly, close knit community.





## why you'll like it...

Style:	Detached Victorian villa
Bedrooms:	6-7 double inc. very large loft conversion
Living rooms:	3-4 inc. large through living/dining room
Area:	3365 sq .ft. 312.6 sq. m
Outside:	South facing rear garden with planting to the front
Location:	Preston Park Conservation Area



## why you'll like it...

Springfield Road and the surrounding streets have been hugely popular with families and professionals alike for many years now; not only for the attractive Victorian architecture, but also because you are so well located to access the city, the beach and several parks on foot. The primary schools at the top of the hill are 'Ofsted outstanding', and you are in the catchment for two of the most sought after secondary schools too.

This detached family home sits in the top section of the tree-lined road, and from its elevated position it benefits from far reaching views to the rear. You approach the stained glass front door up a traditionally tiled path, and into a vestibule with hooks for coats and space for shoes and boots. An internal door then leads you through to the graciously wide entrance hall where the original finials and cornicing remain, and painted floorboards, appropriately in pale 'Pavilion Blue', stretch out before you. The ceilings are wonderfully high on this floor, so the sashes in the reception rooms are tall, making each room light and airy, and it is immediately clear that the current owners have a refined eye for colour, which has been used cleverly throughout this unique property.

The through living and dining room is first on the right, and these rooms can be partitioned by folding wooden doors, but work well as one room too as the natural light flows through from the front.



The sitting room, painted verdigris, has a working fireplace with a marble surround, and the dining room is striking in turquoise, inspired by Leighton House, and the colours and designs of Morocco. This too has a marble fire surround and an original fireplace, a feature in many of the rooms. Across the hall is the cosy family room, warm in Persian Rose, and carpeted for extra comfort. This looks out over the leafy garden and also has a working fireplace.

The house is symmetrical, so passing the stairs to the first floor there are two further reception rooms to the left and right; one is currently used as a music room and library, and the other as a tranquil home office, each getting the first views across the beautiful rear garden.

Stairs take you down to the lower ground floor, but it doesn't seem as such as it is ground floor at the rear, opening up to the garden from the generous kitchen and dining room. This is bespoke and hand built in old pine by Morris and Murray, and includes spaces for a dishwasher and a freestanding fridge freezer. The walls are in Luxor blue to complement the terracotta floor, and this room leads out to a sun room; a suntrap throughout the year; it comes complete with grapevines, which produce a sweet edible fruit in season.

The doors open to the delightful south facing lawned garden that catches the sun all day long; it has a pond, a shed and several fruit trees which attract a plethora of wildlife. There is a secret section of land to the rear of the property which was owned by the railway, but which is used as an allotment by this house and two neighbours who have access to it, so while it is not part of the property's demesne, it gives access to a wonderful wildlife corridor.







The bathroom on this floor has a freestanding roll top clawfoot bath and a tiled natural stone wet room, and there is also a utility room, sizable enough for your washer and dryer as well as ample storage.

Returning upstairs, and to the first floor half landing is the family bathroom which is certainly a show stopper. The floor is a patchwork of individual tiles by Emerie et Cie , and there's a tall walk in shower whose zelliges tiles pick up some of the vivid colours from the floor. The bathtub is next door through an arch, and both rooms benefit from green garden views.

There are four double bedrooms on this floor, each one as spacious as the next, and all are decorated in soothing neutral tones. A smaller fifth room was used to house the staircase to the second floor where there is a spacious loft room which could easily house two bedrooms, or have the addition of a bathroom, but is impressive as it stands with three huge Velux windows with views over the city to the sea.

This is such a versatile and characterful house which has been well maintained and loved over the years. It is perfect to move straight into, but there is still scope for development and extension if you choose.



## owner's **secret**

'There is a real sense of community here; I love the way that I rarely leave the house without seeing someone I know , and old and young of the street often gather for food and drinks in our local pub The Open House.'

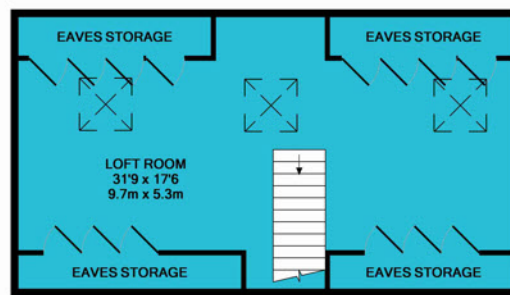
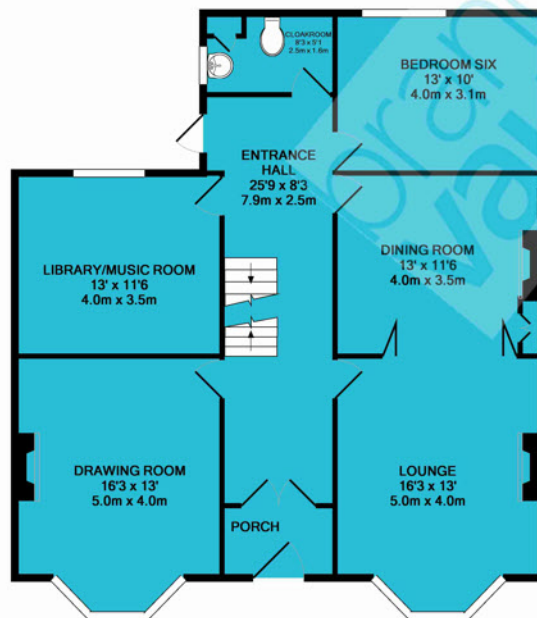
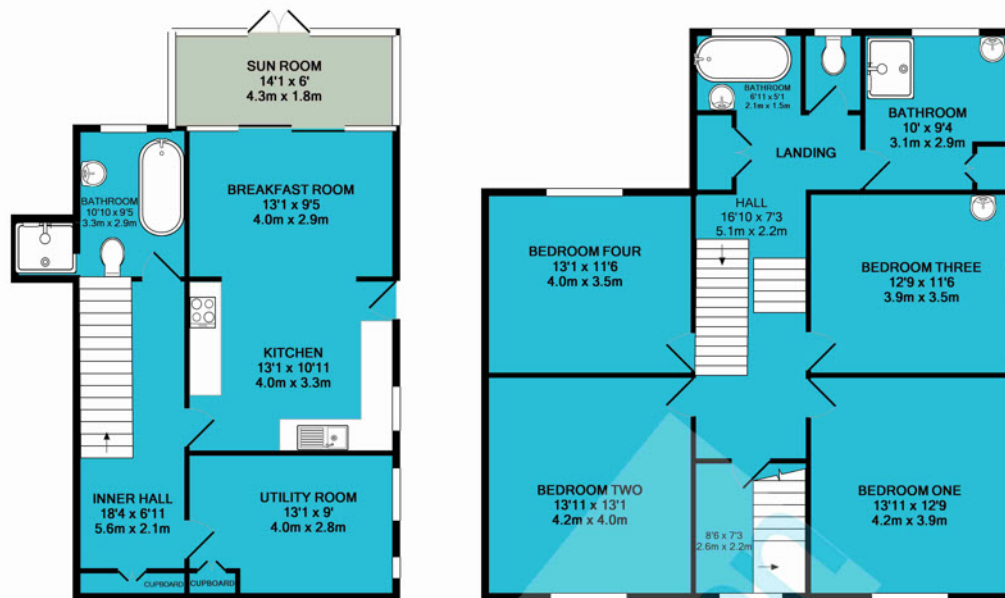
## bear **in mind**

This house has solar panels on its south facing side of the roof. These generate electricity for the house, as well as feeding back to the grid which gives an income to the property of £2000 per year.

You can be at London Road station in a minute and in London by train in an hour.







TOTAL APPROX. FLOOR AREA 3365 SQ. FT. (312.6 SQ. M.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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where it is

**Shops:** Local 2 min walk, North Laines 10 min walk

**Train Station:** London Road 1 min walk Brighton Station 10 min walk

**Seafront or Park:** Preston Park 7 min walk, seafront 15 min walk

**Closest Schools:** Primary: Downs Infant Junior Schools

Secondary: Varndean and Dorothy Stringer

Private: Brighton College

This is a stunning family home in a popular location which is well served for shops, parks and schools. There are plenty of local green spaces, and great transport links, but you are also only a short walk from everything this vibrant coastal city has to offer. The A23 and stations are also within easy reach, for those requiring fast links to Gatwick or London on a daily or weekly basis.



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