



POND FARMHOUSE

HIGH STREET, UPPER BEEDING, WEST SUSSEX, BN44 3WN

Hamilton Graham

ESTATE AGENTS



A handsome double-fronted 18th Century Grade II listed farmhouse with mellow brick elevations and fine sash windows under a clay tiled roof. There are five separate reception rooms, including a modern living room addition to the rear with a vaulted ceiling and exposed timber framing. The house and gardens have been meticulously maintained by the present owners, carefully restoring and enhancing the original period features. The house provides comfortable family accommodation to include a well-appointed kitchen with granite work surfaces, useful cellarage, modern sanitary-ware and gas-fired central heating to radiators. Delightful and mature gardens wrap around the property with areas of lawn, established planting and patios. There is gated access to parking and an oak-framed building provides a garage with adjoining workshop and car port.

Flight of five steps with wrought-iron handrail to original front door.

Reception Hall: Door with step down to cellarage. Double doors to sitting room.

Cellarage: 14'3" x 13'3" (4.36m x 4.04m) Paved flooring. Power and light.

Sitting Room: 15'9" x 13'3" (4.80m x 4.04m) A fine double aspect room. Period fireplace with marble surround and open grate with slate hearth. Fitted bookshelves. Fitted recessed display cabinet.

Dining Room: 14'6" x 13'3" (4.42m x 4.04m) Double aspect. Exposed oak flooring. Fine fireplace with open grate and polished stone hearth.

Inner Hall: Exposed ceiling joists and timber studwork.

Cloakroom: WC and washbasin.

Study: 11'6" x 10'8" (3.50m x 3.25m) Panelled walls. Exposed ceiling joists. Decorative corner fireplace. French doors leading onto the rear garden.

Kitchen: 16'4" x 11'3" (4.98m x 3.44m) Traditional country kitchen with slate tiled flooring and exposed ceiling timbers. Range of polished granite work surfaces with wood-fronted cupboards and drawers and including peninsula breakfast bar. Deep butler sink with mixer tap. Miele integrated dishwasher. Matching wall units. Shelved larder cupboard. Space for range cooker with filter hood over. Door and steps down to breakfast room.

Breakfast Room: 11'10" x 11'10" (3.60m x 3.60m) Double aspect. Exposed timbering. Stable door. Tiled flooring.

Rear Hall: Vaulted and exposed ceiling timbering. Door to garden.

Utility Room: 9'6" x 7'6" (2.90m x 2.28m) Work surface with inset sink. Cupboards and drawers and wall units. Stable door to garden.

Living Room: 21'8" x 11'3" (6.60m x 3.42m) Quadruple aspect. A contemporary living space with vaulted ceiling and exposed oak framing. Wood-burning stove on York stone hearth. Two pairs of French doors to side terrace and garden.

FIRST FLOOR

Landing with window.

Bedroom 1: 16'5" x 13'5" (5.00m x 4.10m) Double aspect. Decorative fireplace. Wardrobe cupboard. Hidden door and steps to small attic void.

Bedroom 2: 14'9" x 13'5" (4.50m x 4.10) Double aspect. Decorative fireplace.

Inner Landing.

Bedroom 3: 11'10" x 11'2" (3.60m x 3.40m) Washbasin. Shelved cupboard. Exposed floorboards.

Bedroom 4: 12'2" x 11'8" (3.72m x 3.56m) Decorative corner fireplace. Washbasin. Fitted wardrobe cupboard. Linen cupboard housing factory-lagged hot tank.

Bathroom: White suite of panelled bath with wainscoting to wet areas and washbasin.

Shower Room/WC: Tiled shower cubicle; pedestal washbasin; low-level WC.

Pond Farmhouse

High Street | Upper Beeding | West Sussex | BN44 3WN

A Substantial and
Important Village
House set in Delightful
Gardens

Reception Hall

Sitting Room

Dining Room

Contemporary Living Room

Study

Kitchen and Breakfast Room

Cloakroom and Utility Room

Cellarage

Four Bedrooms

Bathroom and Shower Room/WC





Situation: In the High Street of Upper Beeding, a small village with local shops, village hall, public houses, bus service, primary school and churches within walking distance. The surrounding countryside provides lovely walks including the river valley and the South Downs vSteyning is about one and a half miles away with schooling for all ages, further shops, modern health centre, and leisure centre with swimming pool. The coast at Shoreham-by-Sea is about four miles, with mainline railway station. Horsham, Crawley and Gatwick are easily reached, as is the motorway system (A23/M23/M25).

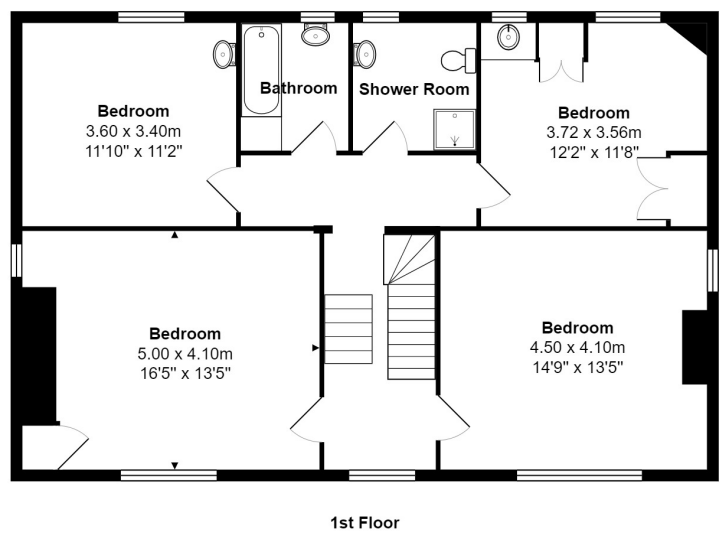
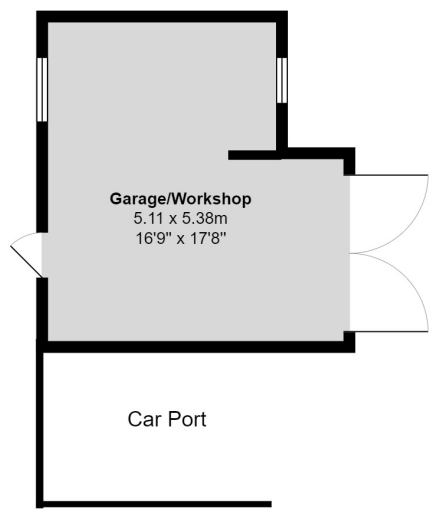
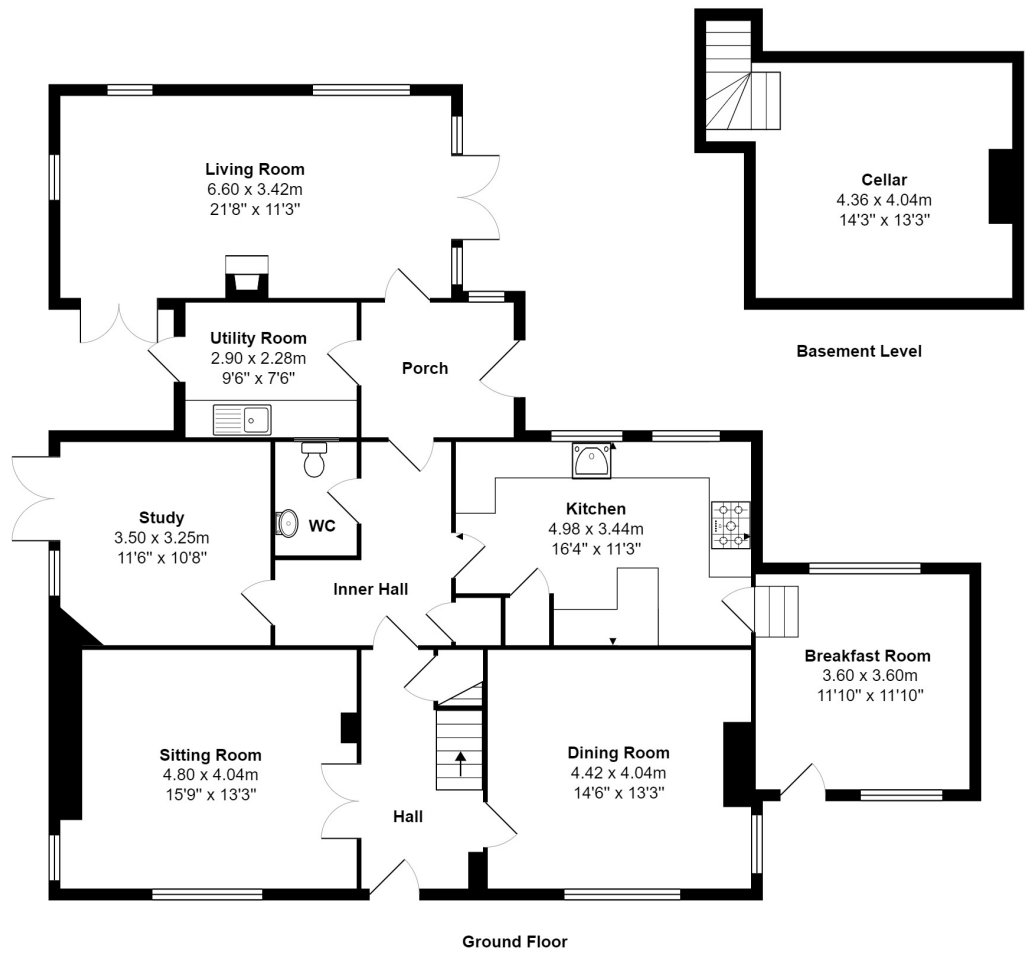
OUTSIDE

The property occupies a fine plot with a long road frontage, bounded by a flint wall. The property is set back from the road with stone steps to the front door flanked by rose borders. To the west the garden is contained by hedging. To lawn with brick pathways leading to the block-paved driveway and gates providing vehicular access to the detached garage/carport with workshop attached. The gardens have been carefully landscaped and cultivated over the years to include a west-facing terrace adjoining the living room with steps dropping down to a rose and vegetable garden with brick pathway leading to the far side garden, contained by wall and fencing and stocked with a variety of plants and shrubs providing texture and colour throughout the year with spring flowers and roses and areas of lawn, paved pathways, and an Indian-stone terrace adjoining the side of the house. Timber greenhouse. Timber potting shed.



Detached Outbuilding: 16'9" x 17'8" (5.11m x 5.38m). A timber-framed oak structure under a tiled roof. Double doors to single garage with workshop and carport adjoining. Two double-glazed windows. Power and light. Mezzanine storage area: 19'8" max. x 12'2" (6m x 3.71m).





Total Area: 245.2 m² ... 2640 ft²
All measurements are approximate and for display purposes only



Services: All main services are connected.
Council Tax: Valuation Band: 'G'

IMPORTANT NOTE

1. Any description or information given should not be relied upon as a statement or representation of fact or that the property or its services are in good condition.
 2. Measurements, distances and aspects where quoted are approximate.
 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained.
 4. The Vendor does not make or give, and neither Hamilton Graham nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.
 5. All statements contained in these particulars as to this property are made without responsibility on the part of Hamilton Graham.
 6. The property is Grade II listed as being of architectural or historic interest.
- Intending purchasers must satisfy themselves on these matters.

Viewing strictly by appointment with the Agent.

Hamilton Graham

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