



WYCKHAM FARMHOUSE

WYCKHAM LANE, STEYNING, WEST SUSSEX, BN44 3YW

Hamilton Graham

ESTATE AGENTS

Wyckham Farmhouse is an attached Grade II Listed period house of 16th Century origin with later additions providing spacious family accommodation. Elevations are brick under pitched roofs of Horsham Stone and clay tile and internal features include some exposed oak framing, open fireplaces and exposed pine doors. The gardens, with banked lawns, provide some fine views over the adjoining open farmland, and a swimming pool and large terrace provide an ideal space for outdoor entertaining. The house is on the market for the first time in 45 years, during which time it has been carefully maintained, but a buyer will see an opportunity to further modernise and enhance the accommodation to complement this extraordinary country location.

The property is in an open rural area within sight of a wide sweep of the South Downs National Park. Wyckham Lane is an unmade single-track road which is a continuation of Kings Barn Lane on the eastern edge of Steyning. It is also the 'Downs Link' which traverses the Sussex Weald and connects the North and South Downs and joins other paths and bridleways for the enjoyment of country pursuits. Steyning High Street is about two miles with independent shops, cafes, a Post Office, library, health centre, leisure centre with swimming pool and schools for all age groups.

Front door with glazed panel to:

Entrance Hall: Quarry tiled floor.

Dining Room: 18'11" x 14'5" (5.76m x 4.40m) A fine room with feature fireplace with beehive canopy. Triple aspect. Fitted shelving. Part panelling to one wall. Central ceiling timber.

Sitting Room: 32'11" x 12'3" (10.03m x 3.72m) Split-level. Bay window. Impressive flint-faced chimney breast with raised stone hearth and fitted wood-burning stove with metal canopy over. Feature ceiling timbering. Pair of night store heaters. Square opening to:

Study Alcove: Window and steps down to inner hallway.

Rear Porch: Trades door.

Cloakroom: WC and washbasin.

Small Lobby: Cellar door and steps to:

Cellarage: 10'10" x 10'4" (3.29m x 3.15m) Window.

Kitchen/Breakfast Room: 19'9" x 16'1" max. (6.01m x 4.91m) Overlooking the garden and pool. **Kitchen Area:** fitted with a range of worktops. Double-drainer stainless steel sink unit. Matching pine base and wall units and recess for cooker with filter hood over. Tiled flooring. Shelved storage cupboards.

From the inner hall, stairs to

FIRST FLOOR

Spacious Landing: With exposed timbering. Linen cupboard housing lagged hot tank with fitted immersion heater.

Bedroom 1: 18'7" x 12'1" (5.66m x 3.68m) Double aspect with fine views over adjoining farm land and with Chanctonbury Ring in the distance. Washbasin.

Bedroom 2: 14'3" x 11'7" (4.34m x 3.53m) Double aspect. Overlooking the garden and pool area. Washbasin.

Bedroom 3: 14'3" x 13'7" (4.34m x 4.15m) Pair of recessed cupboards.

Bedroom 4: 14'0" x 10'8" (4.26m x 3.26m) Overlooking the pool area and garden. Recessed storage cupboard. Washbasin.

Bedroom 5: 12'4" x 10'10" (3.76m x 3.31m) Exposed timber framing. Recessed storage cupboard.

Bathroom: Tiled walls. Panelled bath. Washbasin. WC. Tiled shower recess.

Separate WC.

OUTSIDE

Detached Double Garage: 17'3" x 17'0" (5.25m x 5.17m) Brick construction under a hipped and tiled pitched roof. Electrically-operated double door. Pair of windows. Power and light connected.

The house sits in the southern part of a generous plot with a post and rail fenced boundary to the land and driveway providing hard standing for two/three vehicles with access to the double garage.

The central feature of the garden is the kidney-shaped pool with Indian stone paved surround. Partially enclosed by brick retaining walls and banked lawns.

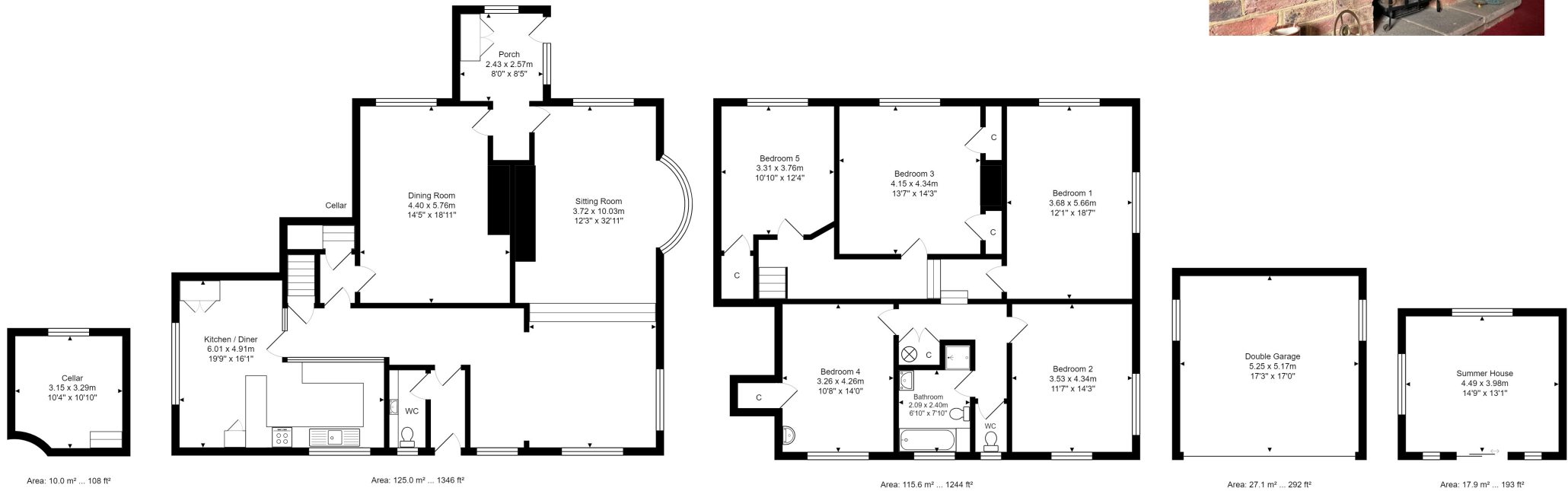
Brick-built Summer House: 14'9" x 13'1" (4.49m x 3.98m) Sliding patio door. Pair of windows. Power and light connected.

From the gardens there are fine, far-reaching views across open farmland punctuated by mature broad leaf trees with the ridge of the South Downs and Chanctonbury Ring in the distance. Outside tap.





Total Approximate Floor Area 3182 Sq FT (295.6 Sq M)



Services: Mains electricity and water are connected. Private drainage. | Note: The neighbouring property has a right of way over part of the southern driveway. | Council Tax: Valuation Band: 'G'

Viewing strictly by appointment with the Agent.

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2. Measurements, distances and aspects where quoted are approximate.
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6. The property is Grade II listed as being of architectural or historic interest. Intending purchasers must satisfy themselves on these matters.