



STANECROFT

JARVIS LANE, STEYNING, WEST SUSSEX, BN44 3GL

Hamilton Graham

ESTATE AGENTS

Jarvis Lane is a pretty, narrow lane of individual homes with limited traffic and Stanecroft has pedestrian access to the High Street over adjoining wooded land. This is a prime residential setting within the Conservation Area and enjoying surprising tranquility. Steyning is a small country town with primary and secondary schools, churches, library, modern health centre and leisure centre with swimming pool. The town is full of historical interest and contains some of the most picturesque shop and domestic buildings in the area. is a local by-pass which diverts most through-traffic and the coastal towns of Worthing and Brighton are eight and 12 miles respectively. Horsham is about 14 miles and Crawley and Gatwick Airport can normally be reached in 40 minutes' drive. The nearest mainline railway station is at Shoreham-by-Sea, five miles.

An exceptional and impressive Victorian house constructed of random flint and brick under a tiled roof with superbly-proportioned accommodation arranged over three floors. Ceiling heights are generous and original period features remain to include fine fireplaces, original joinery with panelled doors and exposed floorboards creating a welcoming atmosphere in this ideal family home. It is rare for a town house of this era to enjoy such a peaceful setting with the unusual advantage of good off-road parking and a particular feature is the secluded and lightly wooded aspect to the rear. There is gas-fired central heating to radiators.

Gothic arch opening to **Covered Porch:** Original front door with leaded panelling to:

Entrance Hall: Exposed floorboards. Access to cellar.

Cellar: 16'2" x 11'8" (4.93m x 3.56m) Concrete floor. Recessed ceiling lighting. Window.

Sitting Room: 16'2" x 13' (4.93m x 3.96m) Double aspect. Overlooking the rear garden. Attractive fireplace with open-grate tiled hearth and polished marble surround. Exposed floorboards.

Dining Room: 16'2" x 11'11" (4.93m x 3.63m) Bay window overlooking the rear garden. Exposed floorboards. Marble fireplace with tiled hearth.

Breakfast Room: 13'5" x 11'1" (4.09m x 3.38m) Exposed floorboards. Fitted shelving. French doors to:

Conservatory: 11'4" x 11'3" (3.45m x 3.43m) Flint and brick walling. Of PVCu construction with French doors to driveway.

Farmhouse Kitchen: 18'1" x 17'3" (5.51m x 5.26m) Part-vaulted ceiling and Velux roof light. Polished stone work surfaces with deep butler sink. Inset four-ring hob with oven beneath. Space and plumbing for dishwasher and additional appliances. Fitted cupboards and drawers and matching wall units. Further triple base unit with polished stone work surface and cupboards above. Larder cupboard. Tiled fireplace recess with fitted twin-plate Aga and original shelved storage cabinet to side.

Utility Room: Modern fittings with cupboards and drawers and wall units. Large sink with mixer tap. Shelved storage cupboard. Door to garaging.

Cloakroom: White suite of WC and washbasin.

From the entrance hall stairs to FIRST FLOOR and split landing.

Main Landing: with window.

Bedroom 1: 16'4" x 13'2" (4.98m x 4.01m) Original fireplace. Pleasant, lightly-wooded outlook.

En-suite Shower Room: Tiled walls and flooring. Corner shower cubicle. Contemporary washbasin. WC.

Bedroom 2: 14'6" x 12' (4.42m x 3.66m) Original fireplace. Lightly-wooded outlook. Washbasin.

Family Bathroom: Contemporary suite in white comprising double-end bath with mixer tap and hand shower fitting, washbasin and WC. Tiled shower recess with drench head and hand shower.

Inner Landing: Folding doors to tiled recess.

Bedroom 3: 13'5" x 10' (4.09m x 3.05m) Original fireplace. Exposed floorboards.

From the main landing stairs continue to the SECOND FLOOR with Velux roof light.

Landing: Storage cupboard.

Bedroom 4: 15'10" x 13'8" (4.83m x 4.17m) Triple aspect.

Bedroom 5: 12'2" x 12'1" (3.71m x 3.68m) Part sloping ceiling. Exposed floorboards.

OUTSIDE

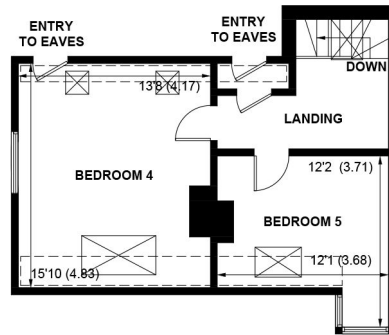
The property is set back from Jarvis Lane behind a high wall with gated access to spacious driveway providing hard standing and turning for vehicles. The rear garden is contained by fencing with post-and-rail to the far boundary. Laid to lawn with further area of garden to the side of the property. Pedestrian gated access and right-of-way through to Wykeham Close and the High Street beyond.

Integral Store: 17'11" x 12'2" (5.46m x 3.71m) with double up-and-over door. Power and light connected. Gas-fired boiler providing hot water and central heating. Pressurised hot water cylinder.

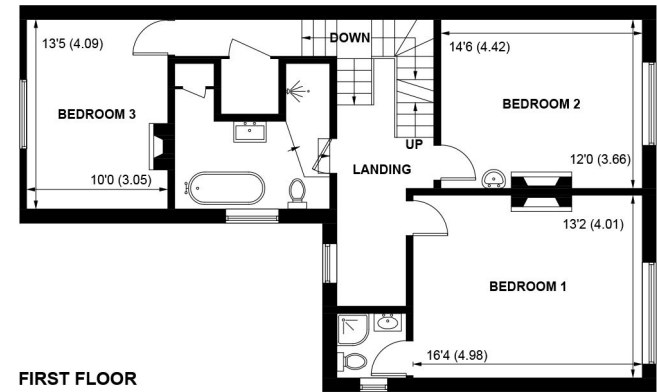




Total Approximate Floor Area 2962 Sq FT (275.2 Sq M)

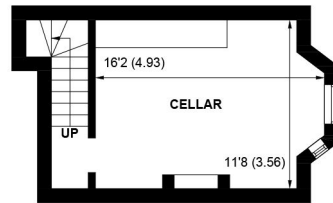


SECOND FLOOR

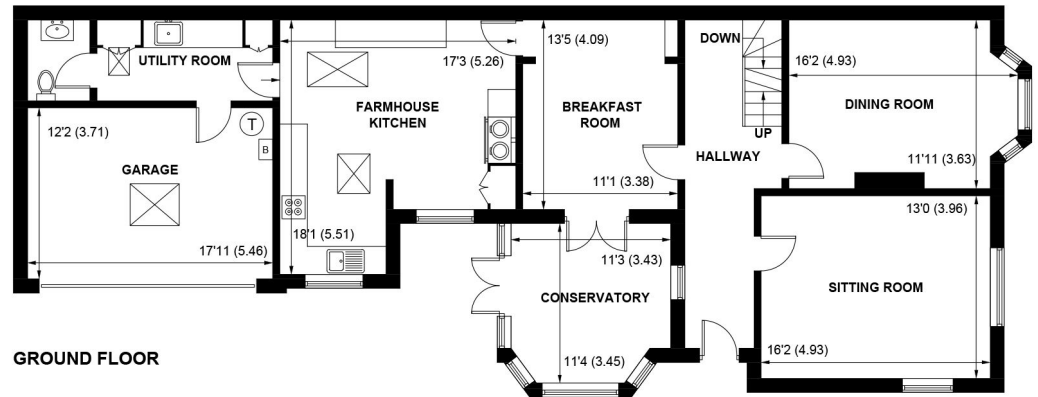


FIRST FLOOR

= Reduced headroom below 1.5m / 5'0



BASEMENT



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		76
(39-54)	E	59	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Services: All main services are connected | Council Tax: Valuation Band: 'F'

Viewing strictly by appointment with the Agent.

Hamilton Graham
ESTATE AGENTS

Tel: 01903 879212
Estate Office | 38 High Street | Steyning | West Sussex | BN44 3YE
enquiries@hamiltongraham.co.uk
www.hamiltongraham.co.uk

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. Intending purchasers must satisfy themselves on these matters.