



MEADOWSWEET

4 THE CRESCENT, STEYNING, WEST SUSSEX BN44 3GD

Hamilton Graham

ESTATE AGENTS



The Property: An exceptional individual detached house with attractive brick and stone elevations under a tiled roof. This property provides unexpectedly spacious and versatile accommodation, ideal for a family and with space for a dependent relative. A magnificent galleried reception hall forms the hub of the house with high windows flooding light into the building. This thoughtful design is ideal for entertaining and a covered terrace links the house and secluded rear garden. The internal 21st Century specification is complemented by neutral décor with modern lighting, extensive oak flooring, quality joinery and contemporary door furniture. There is luxury sanitaryware and a re-fitted kitchen with integrated appliances. Windows are double-glazed in PVCu and there is gas-fired central heating to radiators.

Oak front door to magnificent **Reception Hall** 20'3" x 15'9" (6.18m x 4.80m) with oak board flooring and galleried landing above with oak joinery and glazed panels. Large storage cupboards, one used as larder.

Cloakroom: White suite of WC and washbasin.

Dining Room: 16'2" x 10'2" (4.93m x 3.10m) Double French doors opening to the covered terrace.

Sitting Room: 20' x 14'10" (6.10m x 4.52m) Impressive contemporary fireplace with stone façade. French doors to terrace.

Kitchen/Breakfast Room: 15'7" x 13'10" (4.75m x 4.22m) Re-fitted kitchen with light grey units and quartz work surfaces. Inset one and a half bowl sink unit. Excellent range of base cupboards, drawers and wall mounted cupboards. Integrated dishwasher. Bosch induction hob with extractor hood over. Bosch double-oven. Space for American style fridge/freezer. Breakfast bar with cupboards beneath. Under cupboard lighting. Door to:

Utility Room: Matching quartz work surface. Inset one and a half bowl sink unit, base cupboards beneath and matching wall-mounted cupboards. Space and plumbing for washing machine. Door to:

Covered Side Store: 25'5" x 6'8" (7.77m x 2.04m) Space for tumble dryer. Power and light. Access to front garden.

Coat/Boot Room: Coat racks and understairs storage cupboard. Door to:

Bedroom 2/Gym: 15'11" x 12'3" (4.85m x 3.73m) Currently used as a gym. Range of laminate-fronted wardrobe cupboards. **Note:** This room was formerly an integral garage and could easily be reinstated.

Bedroom 3: 14'2" x 10'4" (4.32m x 3.15m) Double wardrobe cupboard.

En-suite Shower Room: Fully tiled shower recess. Oak worktop with inset washbasin and bespoke cupboards beneath. Roca WC.

Door from Reception Hall leading to **Entrance Lobby:** With large cupboard, doors to:

Annexe/Twin Bedroom Suite:

Bedroom 4: 14'6" x 9'10" (4.42m x 3.00m) Double aspect. Door to:

Jack and Jill En-suite Shower Room: Glazed shower cubicle. Fitted bathroom cupboards with washbasin. WC. Return door to:

Bedroom 5/Study: 14'9" x 10'6" (4.50m x 3.20m)

FIRST FLOOR and an impressive **Galleried Landing** with display shelving and large window over. Large linen cupboard.

Principal Bedroom Suite comprising **Bedroom:** 16'3" x 15'7" (4.95m x 4.75m) Pair of French doors with Juliet balcony and views over the rooftops of the town to the skyline of the South Downs. Excellent range of bedroom furniture with a multitude of wardrobes and fitted drawers in walnut finish with chromium handles. Open-plan to:

Dressing Area with further fitted wardrobes with hanging space, shelving and storage.

Study Corner 8'7" x 5'6" (2.62m x 1.7m) with fitted desk, range of drawers and fitted cupboards. Loft access. Open-plan to:

Luxury En-Suite Bathroom: Double-width bath with pair of Velux roof lights over. Range of fitted furniture with excellent storage, fitted shelving and inset washbasin. Fully-tiled recessed shower cubicle. WC.

Bedroom 6: 18'10" x 12'9" (5.74m x 3.89m) Double aspect. Two windows overlooking the garden with superb views to the ridge of the South Downs. Velux window.

Shower Room: Tiled shower recess. Double-aspect. Mirrored wall. Bespoke bathroom cupboards and fitted shelving. Roca washbasin and WC.

Meadowsweet

4 The Crescent | Steyning | West Sussex | BN44 3GD

Exceptionally Spacious
Family Home in a
Prime Residential
Setting

Galleried Reception Hall

Cloakroom

Sitting Room

Dining Room

Utility Room

Kitchen/Breakfast Room

Six Bedrooms

Luxury Bathroom and Three Shower Rooms

Secluded West-Facing Rear Garden

Gated Gravelled Driveway





SITUATION:

The Crescent contains a variety of attractive homes overlooking the town with the Downland skyline beyond. Located at the southern end of the High Street there is convenient access to a wide range of local shops. Steyning is a small country town adjoining the South Downs National Park with primary and secondary schools, churches, library, modern health centre, and leisure centre with swimming pool. Steyning is full of historical interest and contains some of the most picturesque retail and domestic buildings in the area. (main line railway station) five miles, Worthing eight and Brighton 12 miles. Horsham is about 14 miles and Crawley and Gatwick Airport can normally be reached in 40 minutes' drive.



OUTSIDE:

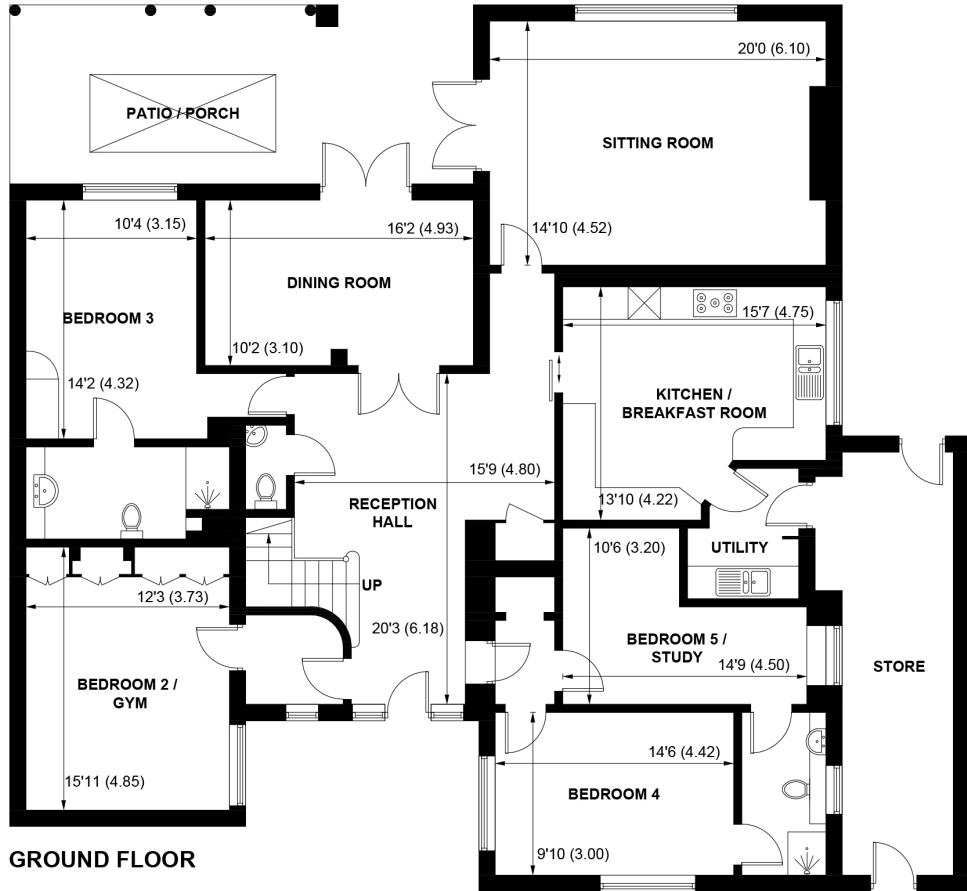
Five-bar gate and pedestrian gate open to a gravelled area to the front of the property providing ample hard standing for several vehicles. Outside tap. External lighting. Access to rear garden.

Rear garden: Enclosed by mature hedging and trees providing full seclusion to this delightful west-facing garden. Adjoining the house is a Covered Terrace: (26'4" x 10'4" (8.05m x 3.15m) Outside heating and power with steps leading down to a large expanse of Indian Sandstone paving with glazed balustrade screening overlooking the lawned area. Rear composite decking area with woodland area behind. Outside tap.



Total Approximate Floor Area 3168 Sq FT (294.3 Sq M)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	72	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			





Viewing strictly by appointment with the Agent.

Hamilton Graham

ESTATE AGENTS

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

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.
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