



## *THE SPINNEY*

HORSHAM ROAD, STEYNING, WEST SUSSEX BN44 3AA

*Hamilton Graham*

ESTATE AGENTS







**The Property:** A detached house set in delightful, established gardens adjoining farmland with wonderful south-westerly views to the ridge of the South Downs. The house was built in the mid-twentieth century of conventional construction with brick and part tile-hung elevations, attractive leaded light windows under a hipped and tiled roof. The house has been carefully maintained and enhanced by the present owners to include a bespoke fitted kitchen opening to a contemporary living space with bi-fold doors overlooking the delightful grounds. The house provides the rare opportunity of a semi-rural feel but with the convenience of the High Street three-quarters of a mile away and the secluded and well-stocked gardens are quite exceptional. There is oil-fired central heating to radiators.

Solid oak front door to:

**Storm Porch:** Leaded lights. Side windows. Pair of panelled doors to:

**Entrance Hall:** Understairs cupboard.

**Cloakroom/Shower Room:** Fully tiled walls and flooring. Large glazed shower cubicle. Bespoke unit with inset washbasin. WC with concealed cistern. Range of storage units. Recessed mirror fitment. Chromium towel rail.

**Sitting Room:** 30'9" narrowing to 20'5" x 19'9" (9.37m x 6.02m) A well-proportioned, triple aspect room. Pair of French doors to the decking and garden beyond. Fine stone fireplace with open grate and tiled hearth. Six wall light points. Double doors to:

**Conservatory:** 14'6" x 13'3" (4.42m x 13.3m) By Amdega, of timber framed construction and overlooking the main lawn with a back drop of the South Downs beyond. French doors to the garden. Electrically operated roof vents. Tiled flooring.

**Study:** 10'0" x 9'11" (3.05m x 3.02m) Double aspect with views to the ridge of the South Downs. Wood block flooring. Two wall light points.

**Family Room:** 19'4" x 10'2" (5.89m x 3.10m) Double aspect. Two wall light points.

**Kitchen/Open-Plan Living Space:** 21'11" x 19'4" (7.59m x 5.89m) Open-plan to living space with feature roof lantern and bi-fold doors opening to the sun deck and with views of the garden beyond. Underfloor heating. **Kitchen Area:** Fitted to an exceptional standard in oak, with polished granite work surfaces and traditional fitted cupboards and drawers. Inset one and a half bowl enamel sink unit with mixer tap. Integrated dishwasher. Fitted drawers corner units with storage system. Matching wall units. Double oven electric AGA with AEG four-ring hob and Bosch oven beneath. Integrated tall refrigerator and pull-out larder system. **Open-Plan Living Space:** Skylight with fitted, electrically operated vents.

**Utility Room:** Range of work surfaces with cupboards beneath with matching wall units. Enamel single drainer sink unit. Space and plumbing for appliances. Cupboard housing factory lagged hot tank. Shelved larder cupboard.

**Boot Room:** Door to garden and driveway.

**Single Garage:** 18'1" x 11'5" (5.51m x 3.48m) Presently arranged as a workshop. Power and light. Window. Access to loft storage area.

From the entrance hall, stairs lead to **FIRST FLOOR**

**Galleried Landing:** With window. Shelved linen cupboard.

**Principal Bedroom Suite** comprising **Bedroom:** 17'5" x 12'11" (5.31m x 3.94m) Stunning views over farmland to the wooded skyline of the South Downs. Recessed shelved cupboard.

**Large Dressing Room:** Excellent range of bedroom furniture with hanging space, shelving and fitted drawers.

**En-Suite Shower Room:** With views over the garden. Walls tiled to wet areas. White suite of contemporary washbasin with mixer tap and cupboards beneath. Bidet and low-level WC with concealed cistern. Corner shower cubicle. Large fitted wall mirror. Shaver point. Electric underfloor heating.

**Bedroom 2:** 19'4" x 10'2" (5.89m x 3.10m) Double aspect. Three wall light points.

**Bedroom 3:** 16'52 X 9'2" (5.00m x 2.79m) Double aspect. Pair of fitted wardrobe cupboards. Vanity unit with inset washbasin and fitted cupboards and drawers. Wall light point.

**Family Bathroom:** Modern suite with bespoke cupboards. Panelled bath and mixer tap with hand shower. Washbasin with mixer tap and large shower cubicle. Shaver point. Towel rail. Electric underfloor heating.

**Separate WC:** Low-level WC.

## The Spinney

Horsham Road | Steyning | West Sussex | BN44 3AA

A Detached House  
Set in Delightful,  
Established Gardens  
Adjoining Farmland

Storm Porch  
Entrance Hall  
Cloakroom/Shower Room  
Sitting Room  
Conservatory  
Study  
Family Room  
Kitchen/Open-Plan Living Space  
Utility Room  
Boot Room  
Principal Bedroom Suite  
Two Further Bedrooms  
Family Bathroom and Separate WC  
Secluded South-Westerly Facing Rear Garden  
Large Garage Block









#### **SITUATION:**

The Spinney is accessed by a shared private drive on the approach road to Steyning High Street. Steyning is a small country town with shops for day-to-day needs, Post Office, etc. in a historic and picturesque street scene. There are many cultural and sporting facilities available in the town as well as primary and secondary schools, modern health centre, library and churches. The coastal towns of Worthing and Brighton are 8 and 12 miles distant; Horsham is about 14 miles and Crawley and Gatwick Airport can normally be reached in 40 minutes' drive. The nearest main line railway station is at Shoreham-by-Sea, 5 miles.

#### **OUTSIDE:**

The property occupies a fine plot, extending to about 0.80 of an acre. The approach to the property is over a shared driveway with gated access to a circular drive, with a fringe of neatly tended lawn and well stocked borders beyond containing a variety of established plants and shrubs. There is hard-standing and turning for vehicles and access to the detached garage block. Water tap. Gated access to the Main Garden which enjoys full seclusion and a south-westerly aspect comprising a large expanse of lawn with stepping stone path to a patio area and Summer House with rose and flower beds providing colour throughout the year and a wide variety of established borders. Beyond the main lawn is a productive kitchen garden contained by wall and beech hedging with poly tunnel productive fruit and vegetable garden and timber garden shed/out building. Lean to potting greenhouse.



**Detached Garage Block:** 29'2" x 18'10" (8.89m x 5.74)  
Brick construction with power and light connected and electrically operated up and over door.

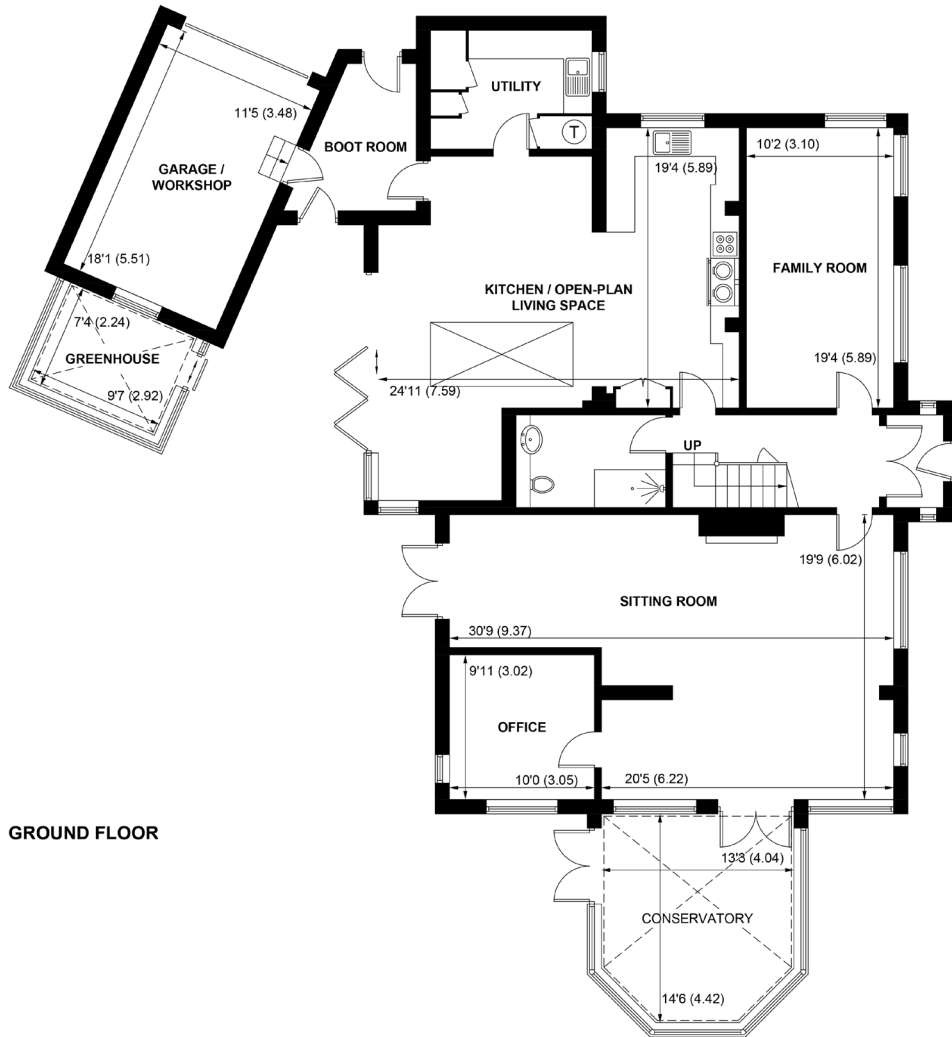




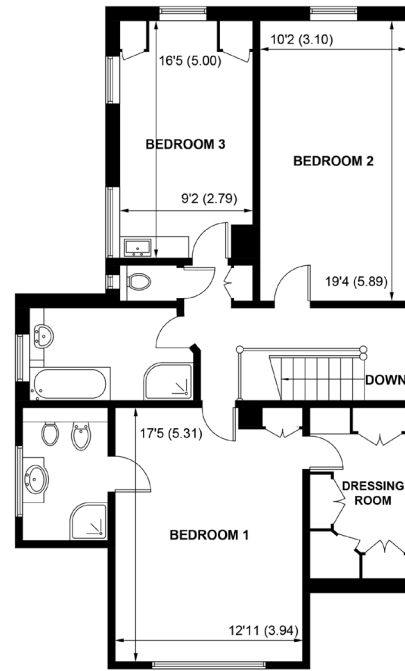


Total Approximate Floor Area 3707 Sq FT (344.4 Sq M)

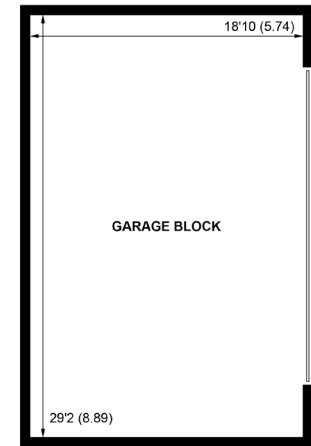
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)





**Services:** Mains electricity and water, oil-fired central heating, private drainage.

**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.

Viewing strictly by appointment with the Agent.

***Hamilton Graham***

ESTATE AGENTS

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