



THE OLD COACH HOUSE

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

Hamilton Graham

ESTATE AGENTS



An exceptional detached Sussex barn built with attractive flint elevations and brick quoins under a pitched and tiled roof. The thoughtful conversion has retained the original honey-coloured timber framing creating a warm and welcoming atmosphere. This luxury family home provides comfortable and stylish accommodation arranged over two floors with an impressive central wagonway and independent bedroom wings on the ground floor. Kitchen and sanitary fittings are to a high standard, windows are double glazed and there is gas-fired central heating. Outside, there is a spacious south-facing terrace, double garaging and an independent home office.

GROUND FLOOR

Pair of fine timber doors to:

Spacious Reception Hall: Created from the wagonway of the original barn with a high vaulted ceiling with exposed timbering. Floor to ceiling sealed unit double-glazed windows. Slate-tiled flooring. Oak staircase with glass balustrade leading to the first floor. Door to rear garden.

West Wing

Inner Hall: Cloaks cupboard housing the Megaflo hot water tank.

Bedroom 1: 19'8" x 12'9" (6m x 3.88m) Feature wall-panelling. Fitted wardrobe cupboards. Exposed timbering.

En-suite Shower Room: Walk-in shower with glazed screen. Shower unit with fixed rainfall head and separate hand-held attachment. Washbasin with drawers beneath. Low-level WC. Marble-tiled floor and walls in shower area. Heated towel rail. Underfloor heating.

Bedroom 2: 14'3" x 9'6" (4.34m x 2.9m) Exposed brickwork to window surround.

Bathroom/WC: White suite of free-standing bath with chrome tap and shower attachment; wall-mounted washbasin with drawer beneath; low-level WC. Heated towel rail. Marble-tiled floor. Cupboard with space and plumbing for washing machine and housing the Baxi gas-fired boiler.

East Wing

Bedroom 3: 15' x 9'7" (4.58m x 2.92m) Exposed brickwork to window surround.

Bedroom 4: 10'9" x 8'10" (3.27m x 2.69m) Part-timber panelling to one wall.

Cloakroom/Shower Room: Shower tray. Glazed side screen. Chrome shower unit with fixed rainfall head and separate hand-held attachment. Low-level WC. Washbasin with cupboard beneath. Heated chrome towel rail. Tiling to shower area.

FIRST FLOOR

Sitting/Dining Room: 29'8" x 20'5" (9.03m x 6.22m) An exceptional open-plan living space with high vaulted ceiling and exposed timber framing. Impressive central fireplace with fitted gas-fired stove.

Kitchen/Breakfast Room: 20'5" x 15'6" (6.24m x 4.73m) This stunning room overlooks the vaulted hallway and is designed to provide an ideal space for cooking and entertaining. There are stylish modern fittings with matte grey base and wall units including twin larders and a large centre island with quartz work surface and breakfast bar seating. Appliances include integrated induction hob with extractor, oven, coffee machine, combination oven/microwave and warming drawers, dishwasher, full-height fridge and freezer, integrated sink with hot water tap plus a wine fridge.

The Old Coach House

High Street | Upper Beeding | West Sussex
BN44 3WN

An Exceptional Detached
Barn Conversion in the
Heart of the Village

Spacious Vaulted Reception Hall

Sitting/Dining Room

Stylish Modern Kitchen/Breakfast Room

Master Bedroom with En-suite Shower Room

Three Further Bedrooms

Cloakroom/Shower Room

Family Bathroom

Detached Double Garage

Ample Parking Space

Home Office

Secluded Garden with Large Terrace





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 National Park.

COMMUNICATIONS:

Steyning 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 barn is set back from the road behind a low brick wall and the main garden area is to the rear of the property, enjoying a southerly aspect. There is a large terrace providing an ideal outside entertaining space, with a raised section of lawn, all arranged for ease of maintenance. Timber garden shed. Gated vehicular access to driveway. **Detached Double Garage:** 18'8" x 18'7" (5.7m x 5.66m) Power and light connected. External staircase to **Home Office:** Power, light and broadband connection.

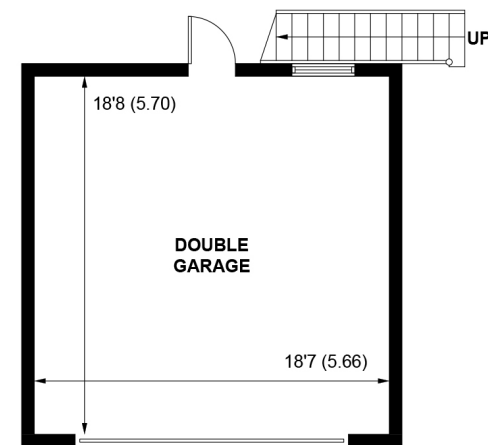
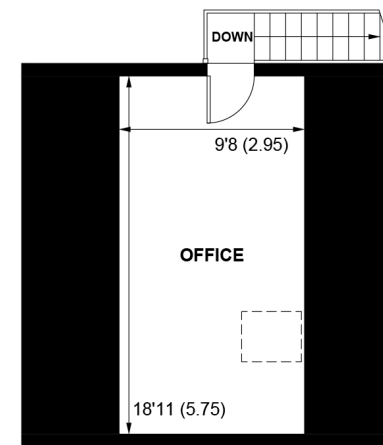
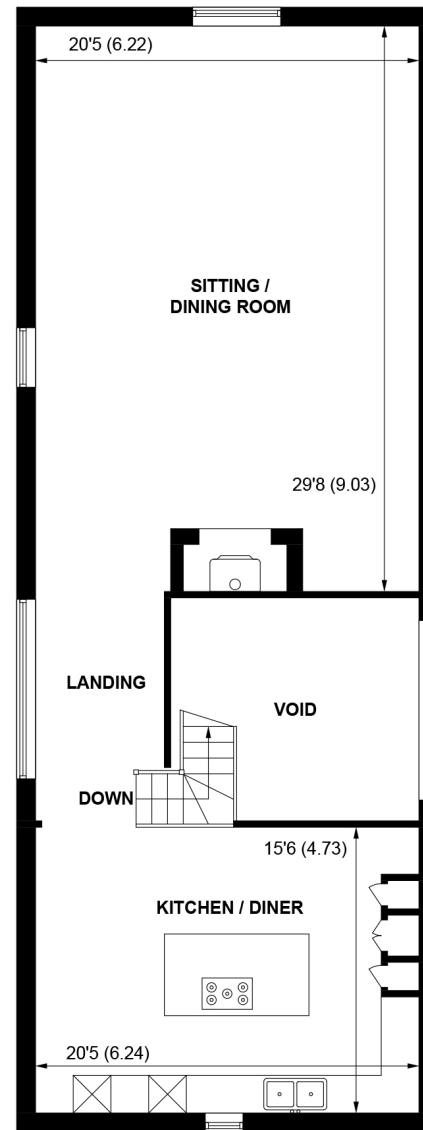
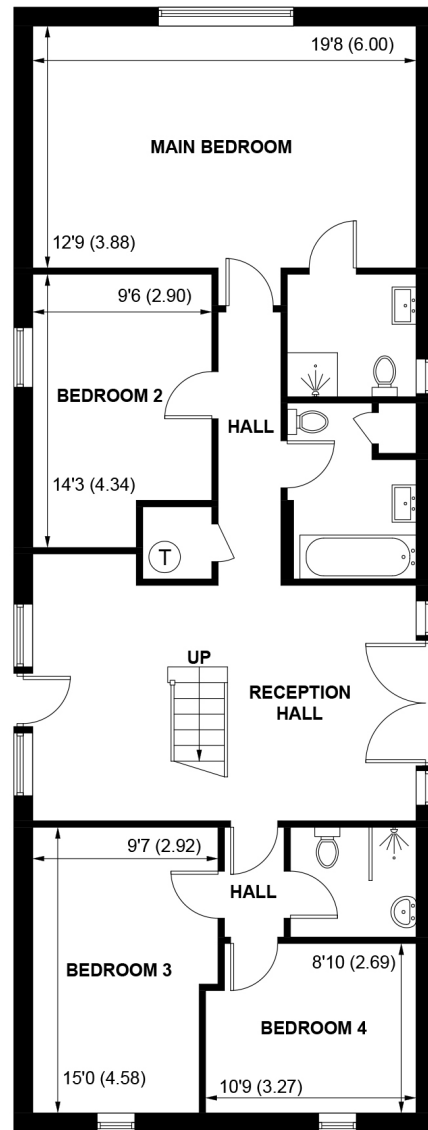
DETACHED STUDIO/HOME OFFICE:

16'3" x 11'4" (4.97m x 3.47m) Timber-decked flooring. French doors and windows overlooking the terrace and gardens and opening to a contained balcony. Currently housing large Jacuzzi.





Total Approximate Floor Area 2685 Sq FT, 249.5 Sq M





Services: All main services are connected except gas.
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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