

Hamilton Graham

ESTATE AGENTS

Jarvis, Jarvis Lane, Steyning, West Sussex



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Jarvis, Jarvis Lane, Steyning, West Sussex, BN44 3GL

A Magnificent Early Tudor House set in Peaceful Grounds of just over an Acre
With Access to the High Street

Guide Price: £1.25 million Freehold

Viewing Strictly by Appointment through Hamilton Graham, 38 High Street, Steyning, West Sussex

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Situation: Jarvis Lane has limited traffic and has pedestrian access to the High Street via Church Street. This is a prime residential setting just a few minutes' walk from the picturesque town centre where there are shops for all daily requirements and Post Office. It is also convenient for primary and secondary schools, leisure centre with swimming pool, library, modern health centre, and churches. Steyning lies at the foot of the beautiful South Downs National Park which provides lovely walking country. Shoreham-by-Sea on the south coast is about five miles (with mainline railway station) and the larger coastal towns of Worthing and Brighton are eight and twelve miles respectively. Horsham, Crawley and Gatwick can normally be reached in about 40 minutes by car.

The Property: Jarvis is offered for sale for the first time in 65 years and this is the rare opportunity to acquire one of the town's most exceptional early Tudor houses set in large peaceful gardens with direct access to the High Street. The Grade II Listed timber-framed house is of early 16th Century origin with later additions, and today provides spacious family accommodation overlooking the secluded grounds. The attractive elevations are plaster infilling and brickwork with shaped timbers and leaded light windows under a tiled and Horsham stone roof. Stepping inside, the house has a welcoming feel and all the features one would expect in a home of this period with exposed timbering, original joinery, fireplaces and some oak and brick flooring to complete the picture. The grounds extend to just over an acre with formal lawn areas and a lightly wooded backdrop for children's adventures. There is a garage and parking close to the house on Jarvis Lane, and to the west the house can be accessed from Wykeham Close, where there is further garaging. The present owners of Jarvis have been fine custodians, maintaining this beautiful home for many years. Viewing will be a privilege and is highly recommended.

Oak door to **Entrance Porch** with glazed roof and leaded-light windows. Tudor doorway to:

Reception Hall/Study: 17'1" x 12'4" (5.2m x 3.76m) Exposed brick flooring. Panelled wainscoting. Door and windows to garden.

Drawing Room: 24'7" x 14'11" (7.5m x 4.55m) A fine room enjoying four aspects with views over the grounds. Panelled wainscoting. Fireplace with open grate and polished stone surround and hearth.

Dining Room: 18'10" x 15' (5.75m x 4.57m) Double aspect with internal window and bay window overlooking the garden. Chimney corner with quarry hearth and open grate with wood panelling to match panelled wainscoting.

Farmhouse Kitchen: 20'10" x 14' (6.34m x 4.27m) Space for large table. Double aspect overlooking the garden. Gas-fired twin-plate Alpha range cooker. Quarry-tiled flooring. Exposed timbering. Walk-in larder.

Cloakroom: WC and washbasin. Electric meters.

Games Room: Thoughtfully designed to complement the original structure with exposed timbering and herringbone-pattern polished oak flooring. Panelled wainscoting and small fireplace. Door to garden. Door and internal window to:

Sun Porch: Vaulted ceiling and French doors to side garden. Cupboard housing hot water cylinder.

Utility Room: 7'1" x 5'10" (2.17m x 1.77m). Space and plumbing for washing machine. Electric cooker point.

Wet Room: Fully tiled with shower corner, washbasin and WC.

From the reception hall a staircase with shaped banister and shaped balustrades with fine handrail leads to the first floor.

FIRST FLOOR

Landing: Leaded-light windows, exposed oak framing.

Bedroom 1: 16'2" x 13'2" (4.93m x 4.01m) Overlooking the gardens. Fitted shelving and exposed oak framing. Recessed cupboard. Dressing corner with walk-in closet off and door to **En-Suite Bathroom:** 9'10" x 8' (3m x 2.44m) White suite of panelled bath, basin and WC. Corner shower unit.

Bedroom 4: 12'1" x 11'7" (3.68m x 3.52m) Double aspect.

Bedroom 2: 12'10" x 11'10" (3.92m x 3.61m) High pitched ceiling and exposed oak framing. Charming original fireplace. Door to small lobby with linen cupboard. Door to:

Jack and Jill Bathroom: 11'4" x 6'6" (3.45m x 1.98m) Double aspect. White suite of panelled bath, bidet, basin and WC.

Separate WC: Low level WC, washbasin.

Bedroom 3: 11'9" x 10'8" (3.58m x 3.26m) Triple aspect with vaulted ceiling and exposed timbering. Fitted wardrobe cupboard.

Shower Room: Shower cubicle and washbasin.



OUTSIDE

The house is concealed from the road by a high flint wall with a pedestrian gate and pair of wrought-iron gates opening to a brick-paved parking area for vehicles and access to the single garage. Flagstone pathways to the side and front of the house. Water tap.

To the front of the property is an area of lawn screened by walling and mature planting with stone pathways and access to the main grounds.

The main grounds of Jarvis lie to the south and west of the property. Close to the house is an area of lawn and small patio with borders containing spring bulbs and flowering shrubs. Stone steps lead down to an expanse of lawn with informal gardens beyond containing mature trees and a carpet of spring flowers. A stepping-

stone pathway leads to a lightly wooded section with pedestrian and vehicular access to Wykeham Close.

Note: Neighbouring properties have a pedestrian right-of-way over part of the garden.

Attached Single Garage: 17'7" x 12' (5.35m x 3.65m) With electrically-operated up-and-over door. Photovoltaic cells on the southern slope. Power and light connected.

Brick Garden Store: Power and light connected. Space for work bench. Original coal chute (currently sealed). Adjoining implement store.

Approached from Wykeham Close: **Pair of Garages:** One of which was originally an air raid shelter.

Available by separate negotiation:

The Coach House: Originally the carriage building for Jarvis, of brick and flint construction under a pitched and slated roof. Divided to provide four single garages with timber doors and loft storage above. Each single garage measures approximately 15'2" x 9'6" (4.63m x 2.89m).

Services: All main services are connected.

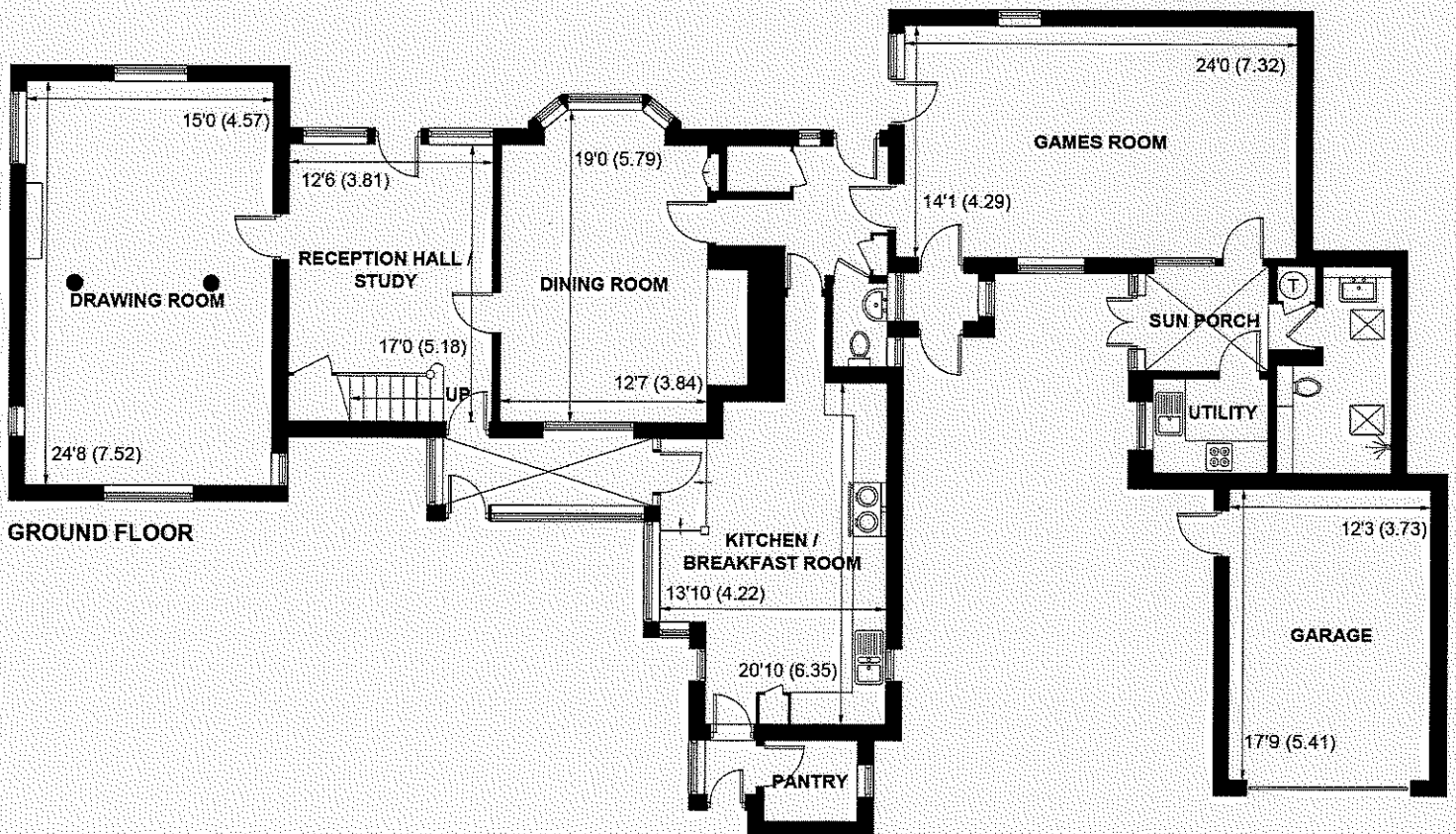
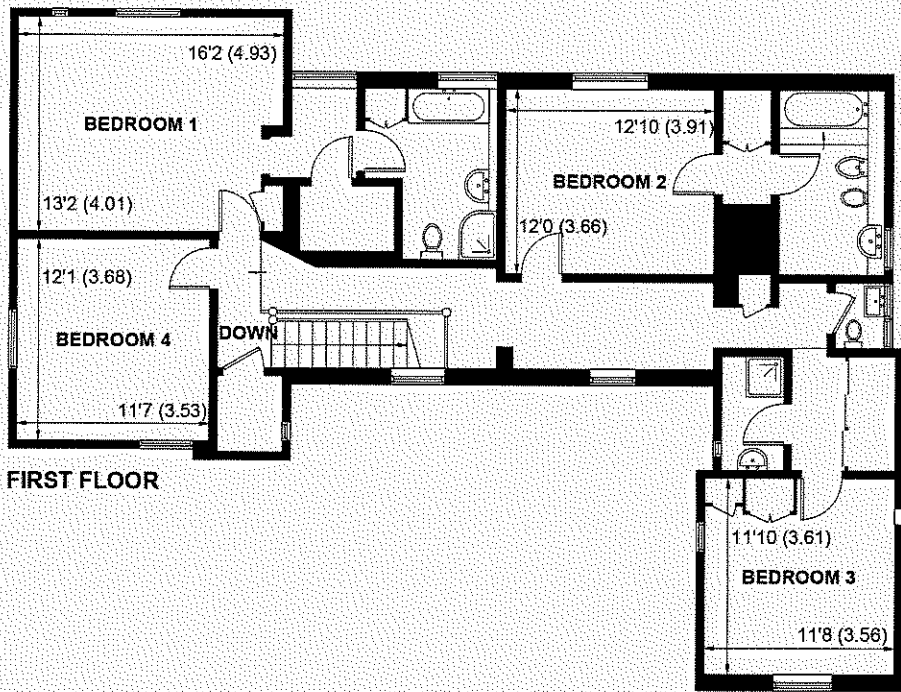
Council Tax Valuation Band: 'G'

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.
- Intending purchasers must satisfy themselves on these matters.

LT/04/LT





APPROXIMATE GROSS INTERNAL AREA = 3175 SQ FT / 295.0 SQ M

GARAGE = 219 SQ FT / 20.4 SQ M

TOTAL = 3394 SQ FT / 315.4 SQ M

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