



MOUSETOWS

MOUSE LANE, STEYNING, WEST SUSSEX BN44 3LP

Hamilton Graham

ESTATE AGENTS

Mouse Lane is at the northern end of Steyning's highly picturesque High Street and gives direct access to miles of beautiful countryside on the South Downs. Steyning is a small town of historical interest and the centre contains many fine period buildings. There is a wide choice of leisure activities available, including the leisure centre with swimming pool. Local shops cater for day-to-day needs and larger stores are at Shoreham-by-Sea (also mainline railway station), Worthing and Brighton. Steyning is convenient for daily travel to Horsham, Crawley and Gatwick, which are normally within about 40 minutes' drive.

Mousetows is an attractive and individual detached house occupying an exceptional location with commanding views over the rooftops of the town to the ridge of the South Downs and with farmland views to the rear. The oak-clad elevations are in keeping with the country surroundings, with contrasting modern double-glazed windows under a pitched and tiled roof. The accommodation provides contemporary open-plan living space and a cosy sitting room with log-burning stove. Stepping outside, there are gardens to the front and rear including a raised sun deck, and Mouse Lane provides direct access to open country walks and sporting activities. The house provides the rare blend of comfortable modern living with gas-fired central heating in a peaceful country environment, yet within a few minutes' walk of the bustling High Street.

Brick and stone steps from the lane lead up to the front of the house.

Front door to **Entrance Hall**: Fine views. Exposed floorboards. Log store. Understairs storage cupboard. Pocket door to:

Sitting Room: 14'8" x 10'7" (4.47m x 3.23m). A cosy room with wood-burning stove and bay window with country aspect. Door to:

Office: 10'5" x 4'11" (3.17m x 1.50m) Overlooking the rear garden.

Open-Plan Kitchen/Family Room: 18'7" x 13'1" (5.66m x 3.99m) A light and spacious contemporary living space with bi-fold doors opening to the sun deck with stunning views to the ridge of the Downs. Double aspect with part-vaulted ceiling and three Velux windows and further window overlooking the rear garden. Well-fitted kitchen with stone work surfaces. Inset one and a half bowl sink fitting with mixer tap and range of cupboards beneath plus integrated dishwasher. Tall unit housing Neff double oven with shelved cupboard to side. Integrated refrigerator and freezer. There is a large stone island worktop, with inset four-ring hob, with cupboards and waste/recycling bin, cutlery drawer and deep pan drawers and further storage cupboards.

Boot Room/Utility: Cupboards housing washing machine and tumble dryer, with shelving. Wall-mounted gas-fired boiler providing hot water and central heating. Stable door to rear garden.

Cloaks/Shower Room: WC and washbasin. Tiled shower cubicle.

From the entrance hall staircase to:

FIRST FLOOR

Landing: Fine views.

Bedroom 1: 15'5" x 13'2" (4.70m x 4.01m) Triple aspect. Bow window providing stunning views to the ridge of the South Downs. Painted floorboards. Fitted wardrobe cupboard.

Bedroom 2: 10'8" x 9'9" (3.25m x 2.97m) Fine views over roof tops to the skyline of the South Downs.

Bedroom 3: 10'6" x 8'10" (3.20m x 2.69) Overlooking the rear garden.

Bedroom 4/Study: 8'9" x 7'6" (2.67m x 2.29m) With farmland views. Fitted cupboard. Fitted shelving.

Family Bathroom: Spacious bathroom with Velux roof light and window overlooking adjoining farmland. White suite of deep panelled bath, white contemporary washbasin with fitted drawers beneath and mixer tap, low-level WC, large shower recess. Shelved linen cupboard.

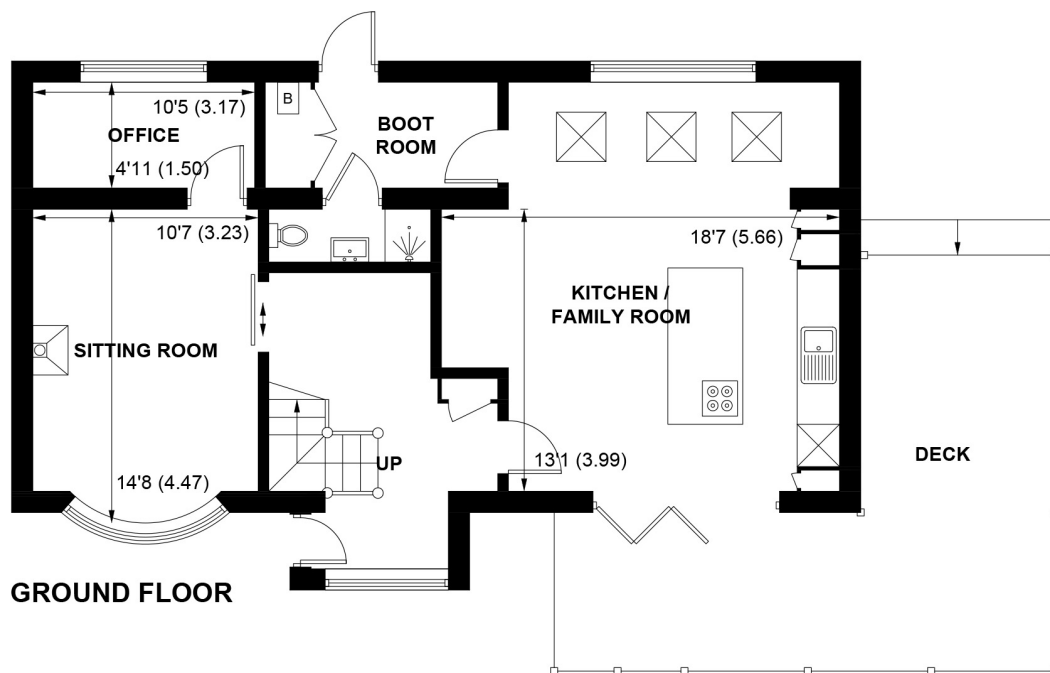
OUTSIDE

The property occupies an elevated position with commanding views and gardens to the front and rear. **The Front Garden** is arranged with mature planting and a raised sun deck taking full advantage of the views, and a timber-framed pergola to the side of the house. **The Rear Garden** is laid to lawn and contained by established hedging with farmland beyond the rear boundary. Timber garden shed. Water tap.

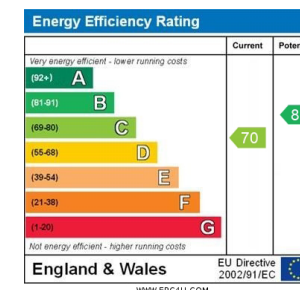
Parking: The frontage to the property is a brick retaining wall with splayed ends providing a private parking bay.







Total Approximate Floor Area 1372 Sq FT (127.5 Sq M)



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

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.