



THE COOTS

THE STREET, BRAMBER, WEST SUSSEX, BN44 3WE

Hamilton Graham

ESTATE AGENTS



A fascinating detached house, thoughtfully designed with first floor living accommodation to take full advantage of this delightful village setting with tree-top views over its own gardens and adjoining land extending to approximately 2.2 acres and bordering a small watercourse. The semi-open plan living space is quite stunning with part-vaulted ceilings, full-height windows and balconies to two sides. The house has a high specification with quality kitchen, underfloor heating (gas-fired), full double glazing and en-suite facilities to all bedrooms. Stepping outside, there is a private garden, to lawn with a fine bridge giving access to the adjoining land. The open driveway provides off-road parking and access to the four-bay barn arranged as garaging, a carport and home office.

Wide Covered Entrance with oak piers. Glazed front door to:

Reception Hall: Door to **Inner Hall:** Understairs storage alcove. Linen cupboard housing pressurised hot water cylinder.

Utility Room: Worktops with space and plumbing for appliances beneath. Fitted wall units.

Bedroom 1: Double aspect. Wide bed recess with cupboards to either side and storage lockers over. Recessed wardrobe cupboard. Full-height windows and double doors opening to secluded patio.

En-Suite Shower Room: Fully tiled. Twin washbasins with mixer taps and fitted storage beneath. WC with concealed cistern and corner shower cubicle.

Bedroom 2: Full height windows with French door to patio. Wide bed recess with wardrobes to either side and storage lockers above.

En-Suite Bathroom: Fully tiled. White suite of bath with shower fitting and shower guard. Contemporary washstand, washbasin and storage unit. WC with concealed cistern.

Bedroom 3: French door and side windows to covered porch. Recessed double wardrobe.

En-Suite Shower Room: Fully tiled. White suite of contemporary washstand and WC with concealed cistern. Corner shower unit.

Small Guest Bedroom 4: With slip window and door to **Shower Room:** White suite of washbasin and WC. Corner shower cubicle.

From the reception hall stairs lead to the **FIRST FLOOR**

Open-Plan Living Space: Light and spacious modern design with vaulted ceiling and full-height windows. Contemporary wood-burning stove on polished stone hearth with feature stone wall continuing through to the dining section. **Balcony** overlooking the garden and wooded outlook beyond. Open to kitchen.

Kitchen: Impressive glazed gable end. Excellent range of polished stone worktops including central island, fitted hob, cupboards and drawers beneath. Inset sink unit with mixer tap. Comprehensive range of fitted cupboards, including cutlery drawer and deep pan drawers. Integrated bin store. Integrated dishwasher. Corner unit with carousel shelving. Twin fridge and freezer units. Central unit with triple Smeg ovens.

Study: Wooded outlook.

Cloakroom: White suite of WC and oval washbasin with mixer tap. Cupboard housing Glow-worm gas-fired boiler providing hot water and central heating. Large feature solid timber sliding door to:

Snug: Double aspect with quadruple Velux roof lights. High vaulted ceiling. French door to **Roof Terrace** with glazed balustrade providing tree top views.

The Coots

The Street, Bramber, West Sussex,

BN44 3WE

An Exceptional,
Architect-Designed House
in a Village Setting with
Adjoining Land extending
to some Two Acres

- Reception Hall
- Utility Room
- Four Bedrooms, each with En-Suite
- Open-Plan Living Space with Balcony
- Kitchen
- Study
- Cloakroom
- Snug with Roof Terrace
- Four-Bay Garaging and Car Port
- Outside Home Office
- Informal Gardens with Watercourse
- Adjoining Land of about Two Acres





Situation:

On the south side of the road in a street scene of attractive period homes within the village Conservation Area. The small village lies between the castle ruins and the River Adur. It is a highly picturesque area, containing some fine buildings through the ages from mediaeval to modern. The castle is now a ruin on well-timbered Norman earthworks. Local shops are across the river in Upper Beeding, and Steyning with further shops and schools is about a mile away. The local bypass has largely removed through-traffic and in addition street landscaping and calming measures make this an attractive place in which to live.

Communications:

Bramber lies at the foot of the South Downs National Park, about five miles from the coast at Shoreham-by-Sea (mainline railway station to London Victoria) and eight miles from Worthing. Brighton is about 11 miles and Horsham 14, and Gatwick Airport can normally be reached in about 40 minutes by car.



Outside

The house stands in informal gardens of about a third of an acre enjoying good seclusion with a water-course boundary to the east and fine timber bridge leading to an area of land extending to almost two acres containing mature trees and grassland with broad mown pathways.

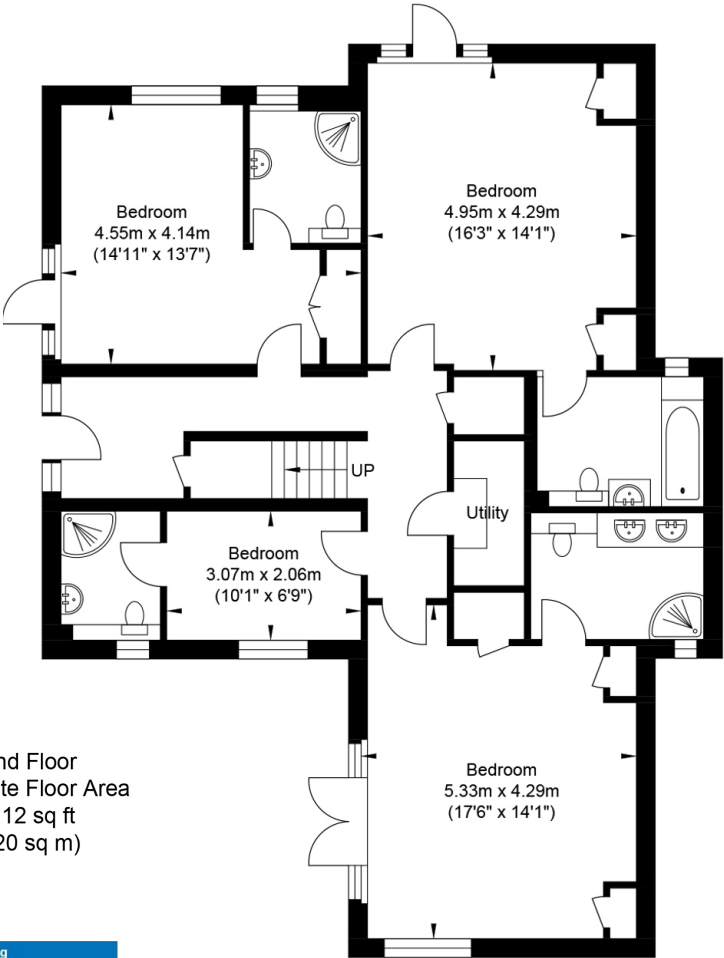
The approach to the house is over a gravelled driveway and parking area leading to a **Four-Bay Barn** providing double garaging and a car port, with adjoining store and **Outside Home Office** with power, light and broadband connected. From the barn a meandering brick blockwork pathway leads on to the house and a south-facing paved patio.



Total Approximate Floor Area 2268 Sq FT (210.7 Sq M)

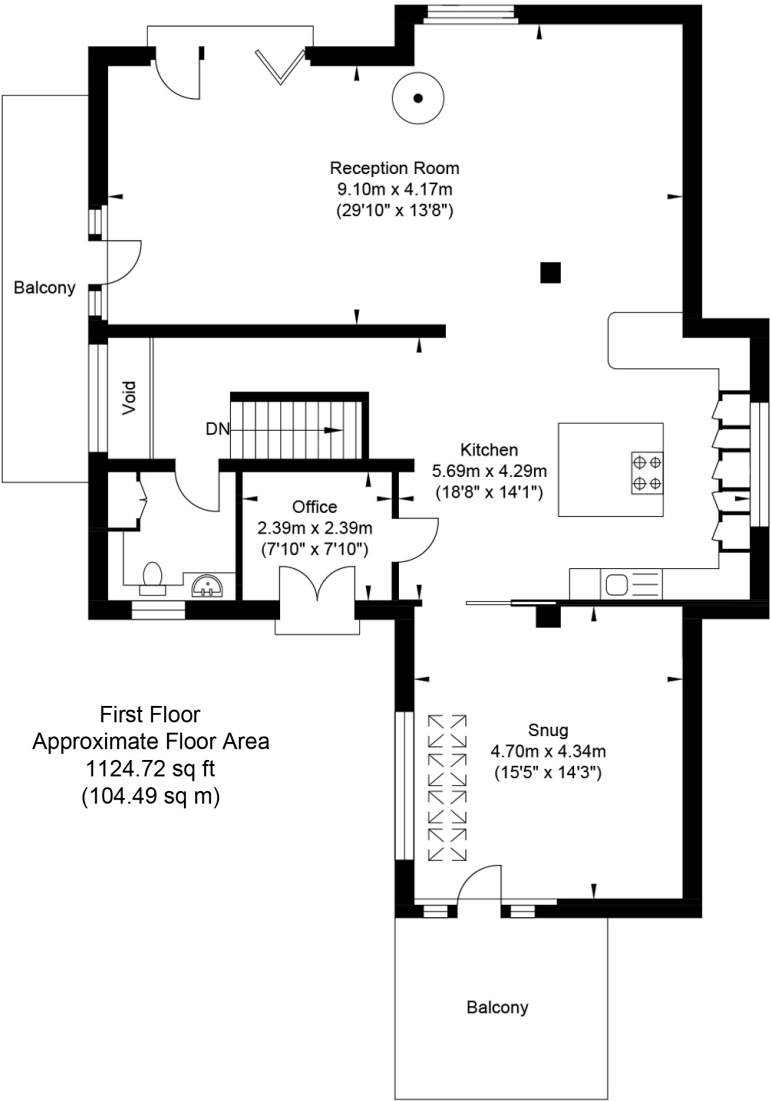


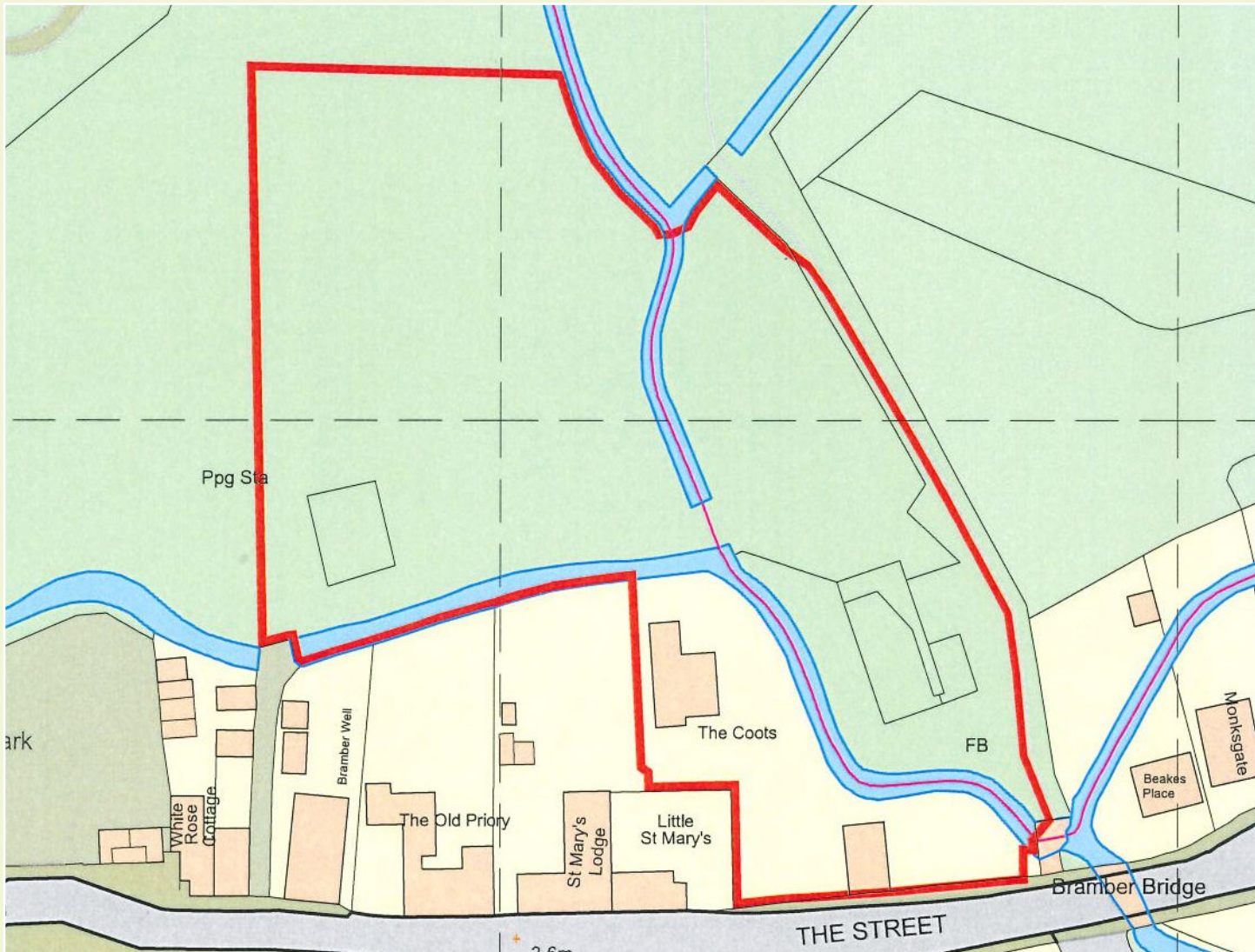
Ground Floor
Approximate Floor Area
1143.12 sq ft
(106.20 sq m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92+)			
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			

First Floor
Approximate Floor Area
1124.72 sq ft
(104.49 sq m)





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.

Viewing strictly by appointment with the Agent.

Hamilton Graham

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