



## *STORTFORD*

LITTLE DROVE, STEYNING, WEST SUSSEX, BN44 3PP

*Hamilton Graham*

ESTATE AGENTS



The southern wing of an impressive early 20th century mansion with handsome elevations in brick with sash windows, under a pitched roof with dormer windows. Internally there is evidence of fine craftsmanship throughout, including oak flooring, mahogany internal doors with brass door furniture, moulded architraves, ceiling cornices and picture rails. These are complemented by fine proportions with lofty 9'6" ceilings, gently-rising wide staircase and excellent room sizes. The present owners have thoughtfully maintained and improved the property with great attention to detail, injecting a modern influence with bespoke kitchen and high-quality sanitary fittings in keeping with the period. This is a fine period house providing comfortable 21st century living with rare and exceptional architectural features unspoiled by the careful programme of improvement. There is an intelligent, high-specification gas-fired central heating system to radiators.

Substantial communal front door to **Storm Porch** with double doors to **Inner Hall**: Mahogany front door to:

**Spacious Reception Hall**: Panelled wainscoting. Original oak parquet flooring.

**Cloakroom**: Quarry-tiled flooring. Original washbasin and Shanks WC. Porthole window.

**Sitting Room**: Bay window and double-hung sash window overlooking the gardens. Fine fireplace with tiled hearth and fitted Franco Belge log burner. Original timber floorboards. Fitted storage cupboards. French doors to:

**Kitchen/Dining Room**: An exceptional room with full-width floor to ceiling IQ glass sliding doors flooding light into this contemporary open-plan living space with original parquet flooring. Bespoke kitchen units by Boffe Design featuring Douglas fir with Corian worktops with integrated sink and Quooker tap and range of fitted units. Two Siemens ovens. Fisher & Paykel dishwasher. Integrated Liebherr fridge/freezer. Floor to ceiling bay window.

**Playroom/Utility**: Double aspect with feature windows. French doors to side garden. Utility sink. Marmoleum flooring.

From the reception hall a fine gently rising staircase with shaped spindles and mahogany handrail leads to half landing with tall sash window and further steps to:

**FIRST FLOOR** with **Generous Landing**: shelved linen cupboard.

**Principal Suite**:

**Bedroom**: Fine fireplace with attractive tiled surround and matching hearth with shallow cupboard to side. Range of wardrobe cupboards. Door to:

**Dressing Room/Study**: Range of mirror-fronted wardrobe units. Return door to landing.

**Bathroom 1**: In a stunning bespoke design with Carrara porcelain tiles. Re-furbished 1930s plunger bath. Art Deco washstand and matching shelf. WC. Chromium towel rail. Underfloor heating.

**Shower Room 1**: White marble-effect shower area with Vola shower fittings and head.

**Bedroom 2**: Double wardrobe cupboard. Original washbasin with mirrored upstand.

**Shower Room 2**: High quality fittings with Mandarin stone green marbled porcelain tiles. Large shower area, washbasin and WC. Porthole window. Underfloor heating.

Stairs to **SECOND FLOOR**

**Bedroom 3**: Double wardrobe cupboard.

**Bedroom 4**: Recessed storage and wardrobe unit. Original fireplace with tiled hearth.

**Bedroom 5**: Fitted shelving to eaves.

**Bathroom 2**: Panelled wainscoting. Freestanding Lasso stone oval bath with Philip Starck fittings to mixer tap and shower head, washbasin and WC. Velux window. Chromium towel rail.

# Stortford

Little Drove | Steyning | West Sussex  
BN44 3PP

A Well-Appointed,  
Elegant and Substantial  
Family House in a  
Peaceful Setting

Reception Hall

Sitting Room

Kitchen/Dining Room

Cloakroom

Playroom

Five Bedrooms

Study/Dressing Room

Two Bathrooms

Two Shower Rooms

Double Garage

Established Gardens





**Situation:**

In a peaceful traffic-free setting on the Downland edge of Steyning in a private location about half a mile from the High Street. This ancient and picturesque small town has good shops, Post Office, schools for all ages, modern health centre, swimming pool, library and churches.

**Communications:**

The mainline railway station at Shoreham-by-Sea is about five miles and the larger coastal towns of Worthing and Brighton are eight and 12 miles respectively. Horsham is about 14 miles to the north and Crawley and Gatwick Airport are usually about 40 minutes' drive.



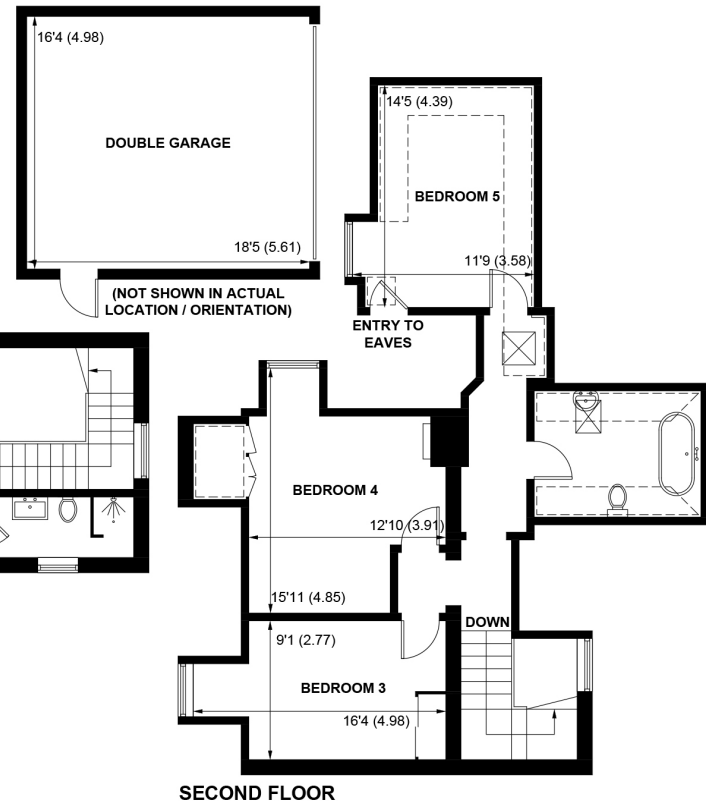
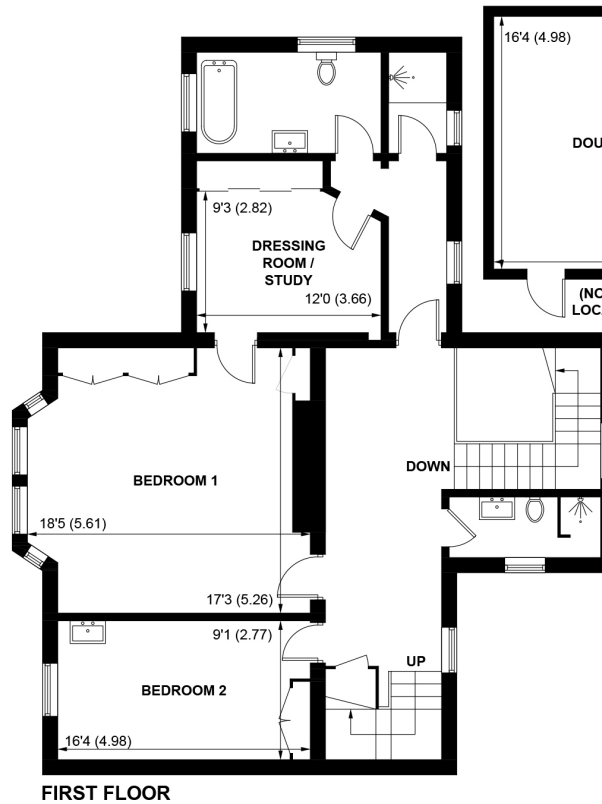
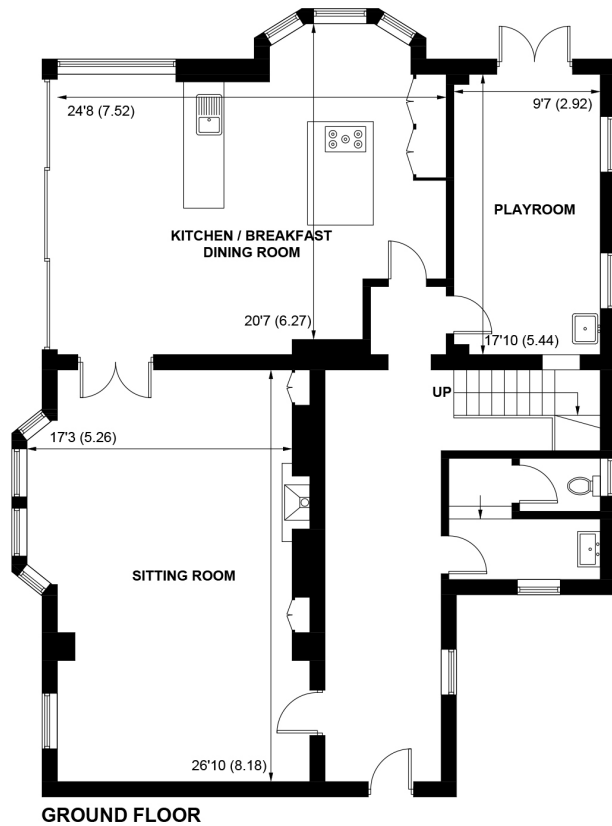
**Outside:**

The majority of the gardens lie to the east of the property and enjoying good seclusion with established hedging and a crazy-paved terrace on the southern side. Adjoining the rear of the house is a large area of larch decking. Area of lawn with steps down to further lawn with shrubbery borders and lightly wooded section beyond.

**Double Garage:** Electrically-operated up and over door. Power and light connected.



Total Approximate Floor Area 3719 Sq FT (345.5 Sq M)



Energy Efficiency Rating		Current	Potential
Daily energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	73
(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			



**Services:** All main services are connected.  
Gas-fired central heating.

**Council Tax:** Valuation Band: 'F'

#### 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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