



## VINE HOUSE

CHURCH STREET, AMBERLEY, WEST SUSSEX, BN18 9ND

*Hamilton Graham*

ESTATE AGENTS



A handsome Grade II Listed detached house built c1831 with an attractive front elevation of coursed flintwork and sash windows under a hipped slate roof. This exceptional village house occupies a fine plot with an established south facing walled garden and is offered for sale with no ongoing chain. The well-proportioned rooms radiate from a fine reception hall with an impressive sweeping hardwood staircase and galleried landing and principal rooms overlook the delightful gardens. The house has been carefully maintained throughout and has modern sanitary ware and oil-fired central heating to radiators.

Hard wood front door to:

**Reception Hall:** Magnificent Aframosia hardwood staircase with galleried landing above.

**Cloakroom:** WC and washbasin.

**Sitting Room:** 21'1" x 20'9" (6.42m x 6.31m) Feature bay window overlooking the gardens with bespoke cushioned bench seating. Wood-burning stove on slate hearth. Door to garden. Five wall light points.

**Family Room** (rear): 14'10" x 13'0" (4.53m x 3.96m) Overlooking the rear garden. Four wall light points.

**Dining Room** (front): 13'10" x 11'9" (4.22m x 11'9") Exposed timber flooring. Four wall light points.

**Kitchen:** 13'7" x 12'10" (4.14m x 3.92m) Overlooking the street. Range of marble and timber block work surfaces. Inset one and a half bowl sink unit. Good range of base and wall units in limed oak finish. Electric cooker with concealed filter over. Space and plumbing for dishwasher. Recess for tall fridge. Trades side door. Door with timber staircase to cellarage.

**Cellarage:** 16'10 x 13'0" (5.12m x 3.95m) Plumbing for appliances. Flagstone floor. Cupboard housing Perrymatic oil-fired boiler providing hot water and central heating.

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

**Galleried Landing:** with a window overlooking the street. Linen cupboard with factory-lagged hot tank. Walk-in store cupboard with fitted shelving and loft access.

**Bedroom 1:** 15'0" x 13'7" (4.58m x 4.14m) Overlooking the rear garden. Range of floor to ceiling wardrobe units.

**En-Suite Shower Room:** Large shower area with Aquabord walling and drench shower head. Pedestal washbasin. WC. Chromium towel rail.

**Bedroom 2:** 15'3" x 13'4" (4.65m x 4.07m) Overlooking the rear garden.

**Bedroom 3:** 14'5" x 12'6" (4.40m x 3.80m) Four wall light points.

**Bedroom 4:** 11'5" x 7'6" (3.47m x 2.29m) Overlooking the rear garden.

**Family Bathroom:** Traditional suite of roll-top bath on claw feet with mixer taps and drench head shower fitting. Pedestal washbasin. WC. Chromium towel rail.

### Outside

To the front of the property is a wide step flanked by mature shrubbery and gated pedestrian side access with a paved and slate pathway to the rear garden. The Rear Garden enjoys a southerly aspect with walled boundaries on either side with mature trees to the far boundary. There is a large expanse of lawn with deep beds containing established shrubs and a variety of plants providing texture and colour throughout the year and deeper beds closer to the house where there is a flagstone paved terrace. Vegetable garden with raised beds. Timber garden shed.

At the side of the property there is access, via a right of way, to a **Double Garage:** 18'6" x 15'0" (5.63m x 4.57) with up and over door. Power and light connected.

# Vine House

Church Street | Amberley | West Sussex

BN18 9ND

A Stunning Period Grade II Listed House with a Beautiful South-Facing Rear Garden

- Reception Hall
- Cloakroom
- Sitting Room
- Family Room
- Dining Room
- Kitchen
- Cellarage
- Four Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Detached Double Garage
- South Facing Walled Garden





### Situation:

Amberley village is famed for its historic buildings, most notably the magnificent castle now a luxury country house hotel, but also the wonderful selection of period buildings with stone, flint and thatched cottages being an example of some of the homes in this picturesque village. The village has a thriving community, primary school, shop, post office, three public houses, tea rooms. The village is close to the River Arun and is surrounded by some of the most beautiful countryside in West Sussex including the renowned Wildbrooks. The area is designated as both a conservation area and a site of special scientific interest.

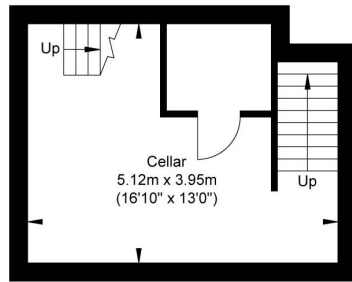
### Communications:

The village of Amberley is situated on the foot of the South Downs and within the South Downs National Park. Amberley has a mainline railway station with a commuter service to London Victoria and London Bridge, along with a local bus service to surrounding areas. Arundel, Storrington and Pulborough are easily reachable with both Arundel and Pulborough offering further commuting options with their mainline railway stations. Chichester City centre is easily accessible by car within 30 minutes and Gatwick Airport within 45 minutes.

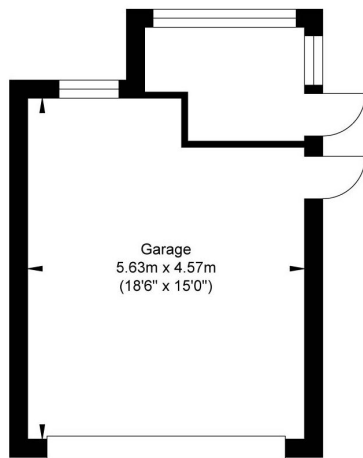




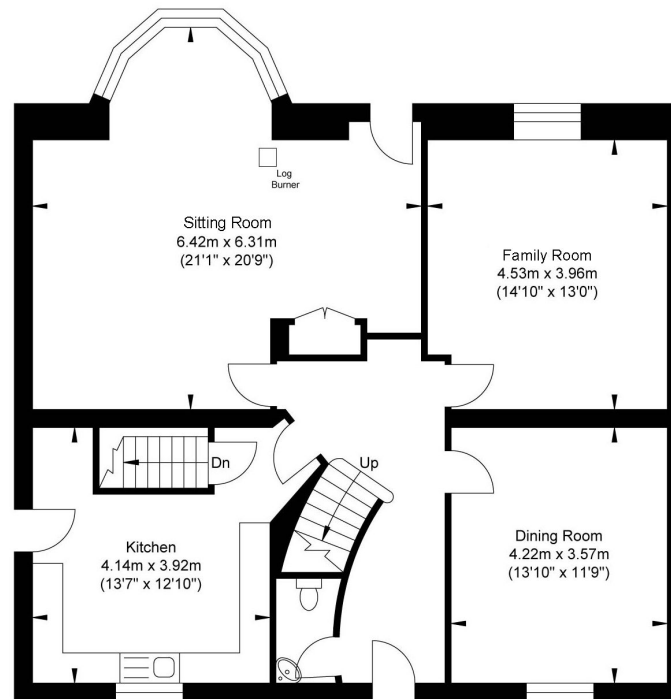
Total Approximate Floor Area 2319 Sq FT (215.5 Sq M)



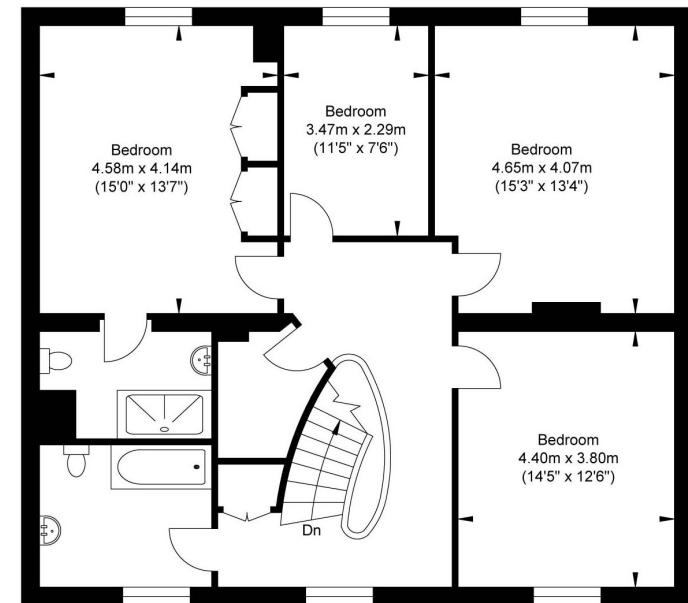
Lower Ground Floor  
Approximate Floor Area  
210.21 sq ft  
(19.53 sq m)



Outbuilding  
Approximate Floor Area  
310.21 sq ft  
(28.82 sq m)



Ground Floor  
Approximate Floor Area  
1063.69 sq ft  
(98.82 sq m)



First Floor  
Approximate Floor Area  
1045.71 sq ft  
(97.15 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.
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***

ESTATE AGENTS

Tel: 01903 879212

Estate Office | 38 High Street | Steyning | West Sussex | BN44 3YE

enquiries@hamiltongraham.co.uk

www.hamiltongraham.co.uk