



## *THE BUTTERY*

3 STAPLEFIELDS, STEYNING, WEST SUSSEX BN44 3AA

*Hamilton Graham*

ESTATE AGENTS

The Buttery is located about half a mile to the north of Steyning in a cluster of buildings on Staplefields Farm which is of ancient origins, and the house is certainly documented in the early 17th Century. It is thought The Buttery is of Victorian origin, with its grey and red brickwork in Flemish bond and steeply pitched roof topped with a belfry. Steyning is a small country town with shops for day-to-day needs, Post Office, etc. in a historic and picturesque street scene. There are many cultural and sporting facilities available in the town as well as primary and secondary schools, modern health centre, library and churches. The coastal towns of Worthing and Brighton are eight and 12 miles distant; Horsham is about 14 miles and Crawley and Gatwick Airport can normally be reached in 40 minutes' drive. The nearest main line railway station is at Shoreham-by-Sea, five miles.

This is a fascinating home with its outer appearance belying its impressive 21st Century specification and the recent modernisation programme has been on a scale similar to a Grand Design with enormous attention to detail, taking advantage of modern heating technology and insulation to create comfortable and economical living in a character home. Walls are cavity-filled, windows are fully double glazed and there is under-floor heating throughout, served by an air source heat pump, supported by a pair of solar roof panels. The Buttery is immaculately presented and, despite the extensive works, the charming nature of the original building has not been diluted.

An oak-framed entrance porch and substantial front door open to the spacious reception hall with natural stone flooring and part-galleried landing above. There is a cloakroom off, and on the southern end of the building is the large open-plan living space with natural stone flooring throughout, including a sitting area with log-burning stove, dining section with vaulted skylight, and hand-painted, bespoke kitchen units with polished granite work surfaces and bi-folding doors opening to the sun terrace. Remaining on the ground floor, there is a family room or study, and two double bedrooms, the larger of which has a spiral staircase to a mezzanine floor with oval window overlooking open farmland. These rooms are served by a luxury shower room with twin washbasins. A utility room provides space for laundry and houses the elaborate hub of the heating system. Sun-tubes provide additional natural light to the hallway and landing, and on the first floor there are two further double bedrooms and a stylish family bathroom.

Gardens and garaging: The majority of the land lies to the rear of the property and enjoys seclusion. There is paved side access to the rear garden with an extensive Indian sandstone paved terrace adjoining the rear of the house stepping down to a further area of sandstone patio with raised flower beds contained by sleepers, and a further seating area with pergola. A spacious lawn slopes away from the large south-facing terrace with a lightly-wooded rear boundary. Outside power point. Outside lighting. There is garaging for two vehicles.





- Reception Hall • Cloakroom • Kitchen/  
Dining Area • Sitting Room • Utility Room
- Family Room/Study • Two Double Bedrooms  
and Shower Room on the Ground Floor
- Mezzanine Studio • Two Further Bedrooms  
and Family Bathroom on the First Floor
- Gardens • Garaging for two Vehicles

