



The Rook, Rackham Road, Amberley, West Sussex BN18 9NT





The Rook, Rackham Road, Amberley, West Sussex BN18 9NT

Guide Price £1,495,000 Freehold



- SET IN A PLOT OF JUST UNDER AN ACRE
- CONTEMPORARY MODERN HOME
- OFF ROAD PARKING
- MAINLINE STATION AT AMBERLEY
- SOME OF THE FINEST VIEWS IN SUSSEX
- VERSATILE ACCOMMODATION
- VILLAGE PUB AND SHOP NEARBY

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			59
(39-54) E		35	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Accommodation

ACCOMMODATION * Entrance hall * Ground floor WC * Spacious kitchen living area * Separate utility * Breakfast balcony * Family bathroom * Three ground floor bedrooms * En-suite to guest bedroom * Large first floor sitting room * Two further first floor bedrooms * En-suite to principal first floor bedroom * Landscaped gardens * Balcony with views * Off road parking with electric charging point * Stunning views * Village shop and pubs * Mainline station nearby * EPC rating F

Directions

DIRECTIONS On entering the village of Amberley from the B2139 on School road, continue along passing the village school on your right and continue straight up and bear right at the Black Horse Pub into East Street. Continue along East Street onto the Rackham Road passing the Sportsman public house on your left for approximately quarter of a mile and the property will be found shortly thereafter on the left hand side. What3words:///warriors.geology.alerting

DESCRIPTION

Like a property straight out of 'Grand Designs?', this stunning five bedroom detached contemporary cuboid home is simply breathtaking. Positioned in an elevated plot sitting high above the glorious Sussex countryside in the heart of the beautiful South Downs National Park, this property offers the best of both worlds, modern styling and rural living. On entering the property, the main ground floor kitchen and living space is specifically designed to take in the stunning surrounding views, whilst allowing the maximum amount of natural light from the vast glass elevations to flood through. Large glass sliding doors open out onto the spacious tree top balcony are ideal for 'al fresco' dining, whilst taking in some of the finest views Sussex has to offer. The modern fitted kitchen is ideal for cooking whilst entertaining with built in Bosch appliances and large island with Neff hob and Klarstein extractor hood above and large storage and pan drawers below. To the right of the living room there is a cosy seating area situated around the modern wood burning stove, an ideal way to round off a busy night's entertaining. To the far end of the living accommodation, there are three ground floor double bedrooms, with an en-suite shower room to the main guest bedroom with double doors leading onto the balcony and stunning views beyond. A further family bathroom services to the two remaining ground floor bedrooms. Thereafter, stairs lead up to the first floor landing opening out onto a stunning open plan mezzanine lounge area offering triple aspect panoramic views to three sides along with a feature fireplace and solid wood flooring. From here a floating landing with feature glass floor leads across a huge glass void taking in the stunning views beyond and into the principal bedroom suite. This spacious suite enjoys glorious views to the front, a central stand-alone bedstead and vanity unit and private WC and separate double sized jacuzzi bath with views toward the South Downs. A further double bedroom on the first floor completes the internal accommodation.

OUTSIDE

To the front of the property there is a large parking area suitable for numerous vehicles, complete with and electric charging point. From here you can walk round to the level lawned side garden with access to the hot tub area which was designed to take in the amazing views over the tree tops and beyond. From here there is also access down to the lower grounds, plot measuring approximately 0.9 of an acre. Located on a quiet country lane, set high above the Wildbrooks below, there are country walks nearby, access to the Southdowns, local pubs and village shop, historic Amberley Castle and Amberley mainline station with direct access central London, allowing the best of both worlds making this fabulous property the ideal place in the country.



To arrange a viewing call us on 01903 742354 or email enquiries@glproperty.co.uk

View online at www.glproperty.co.uk



SITUATION

Amberley is one of the most picturesque of West Sussex villages, nestling in the cleft of the South Downs away from main traffic routes and is the haunt of artists and country lovers alike. Abounding in architectural and historic buildings, including Amberley Castle and quaint old stone, flint and thatched cottages, Amberley is well sought after having a friendly village atmosphere. There is a village shop and post office, Church of England Primary School and two pubs as well as the ancient Norman and early English Church of St. Michael's. The mainline station is about a mile from the outskirts of the village with a commuter service to Gatwick airport, London Victoria and London Bridge. Arundel is approximately six miles away and the coast and cities of Chichester and Brighton are within easy driving distance.. The village is served by local deliveries and more comprehensive shopping facilities are available at Storrington including a Waitrose. At Pulborough there is also a mainline station and shopping facilities with Sainsburys and Tesco stores and a Primary Health Care Centre.

SPORTING AND RECREATION

The prestigious West Sussex Golf Club is nearby in Pulborough and there are also courses at Goodwood and Cowdray Park. There is polo at Cowdray Park; hunting with the Crawley & Horsham, Chiddingfold, Leconfield & Cowdray hunts; gliding at Parham; sailing at Bosham, Itchenor and Chichester, riding and walking in the South Downs National Park and an RSBP Bird Sanctuary at Pulborough. There are numerous other sporting and leisure activities locally including horse racing at Goodwood, car racing at the Goodwood Festival of Speed and Goodwood Revival and drama at Chichester's Festival Theatre.

SERVICES

Air source heating and private drainage (Septic tank).According to Ofcom for this address Ultrafast broadband is available.Highest download speed is 1800 Mbps.

COUNCIL TAX

Council Tax Band F.Please contact Horsham District Council on (01403) 215100

IN THE KNOW

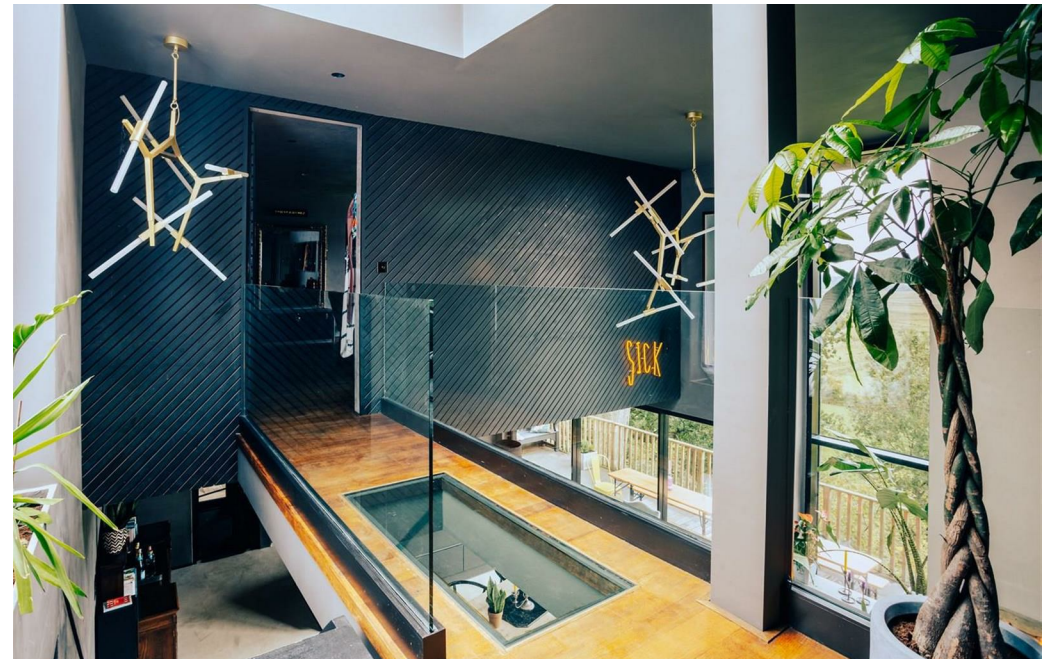
Not all of our particulars are available online. For further information on our 'In the Know' selection, please give us a call on 01903 742354.

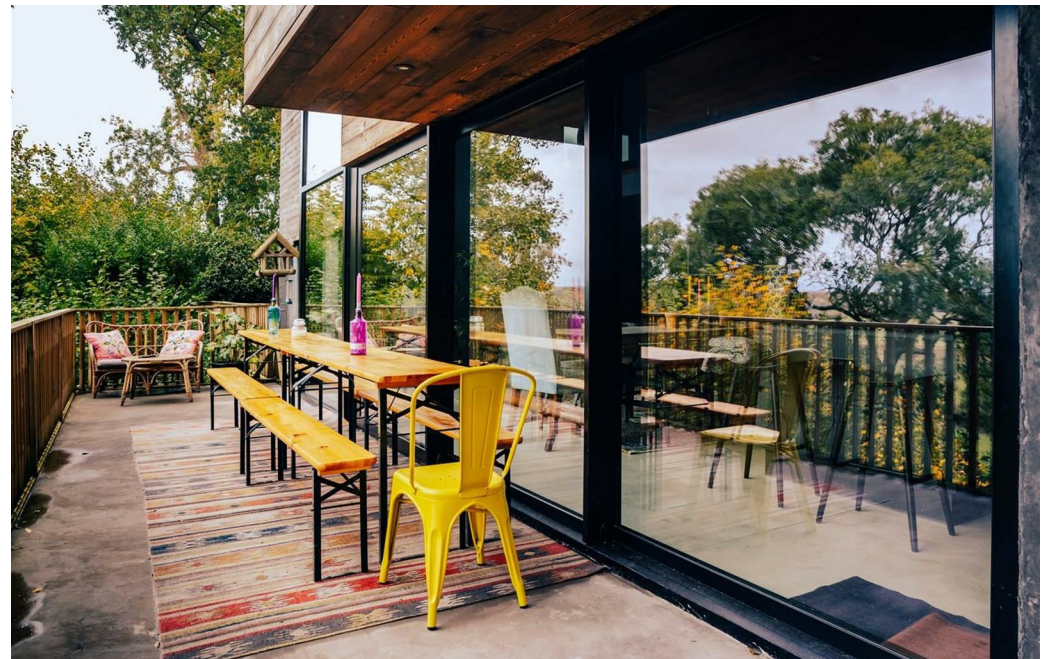
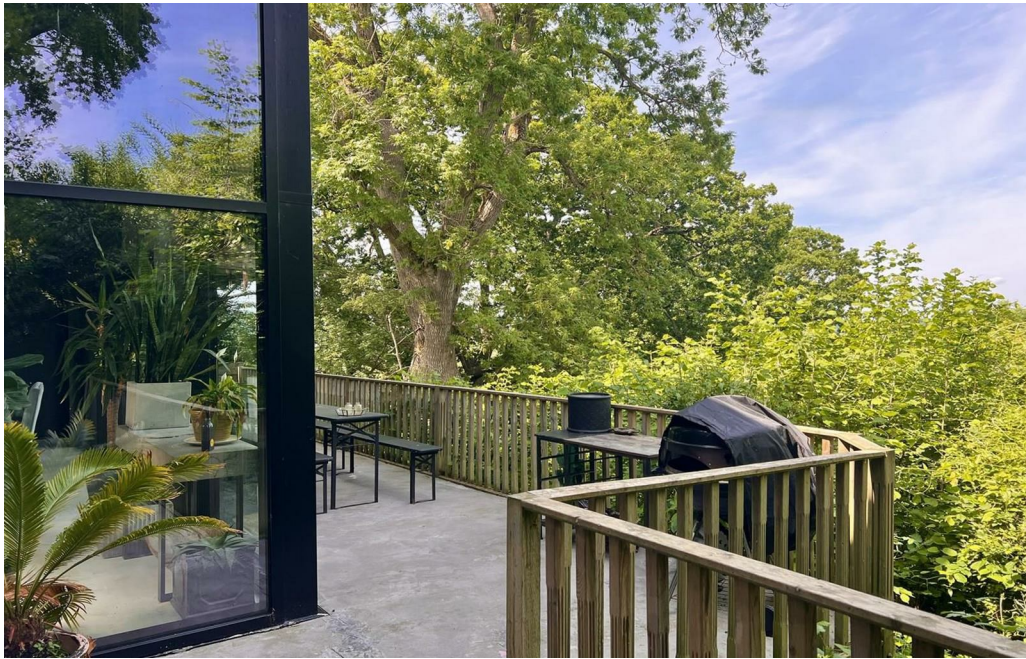
VIEWING

Strictly by appointment: 01903 742354

Virtual Tour

<https://player.vimeo.com/video/1090088078?h=46df1fc2cd>





To arrange a viewing call us on 01903 742354 or email enquiries@glproperty.co.uk

View online at www.glproperty.co.uk





To arrange a viewing call us on 01903 742354 or email enquiries@glproperty.co.uk

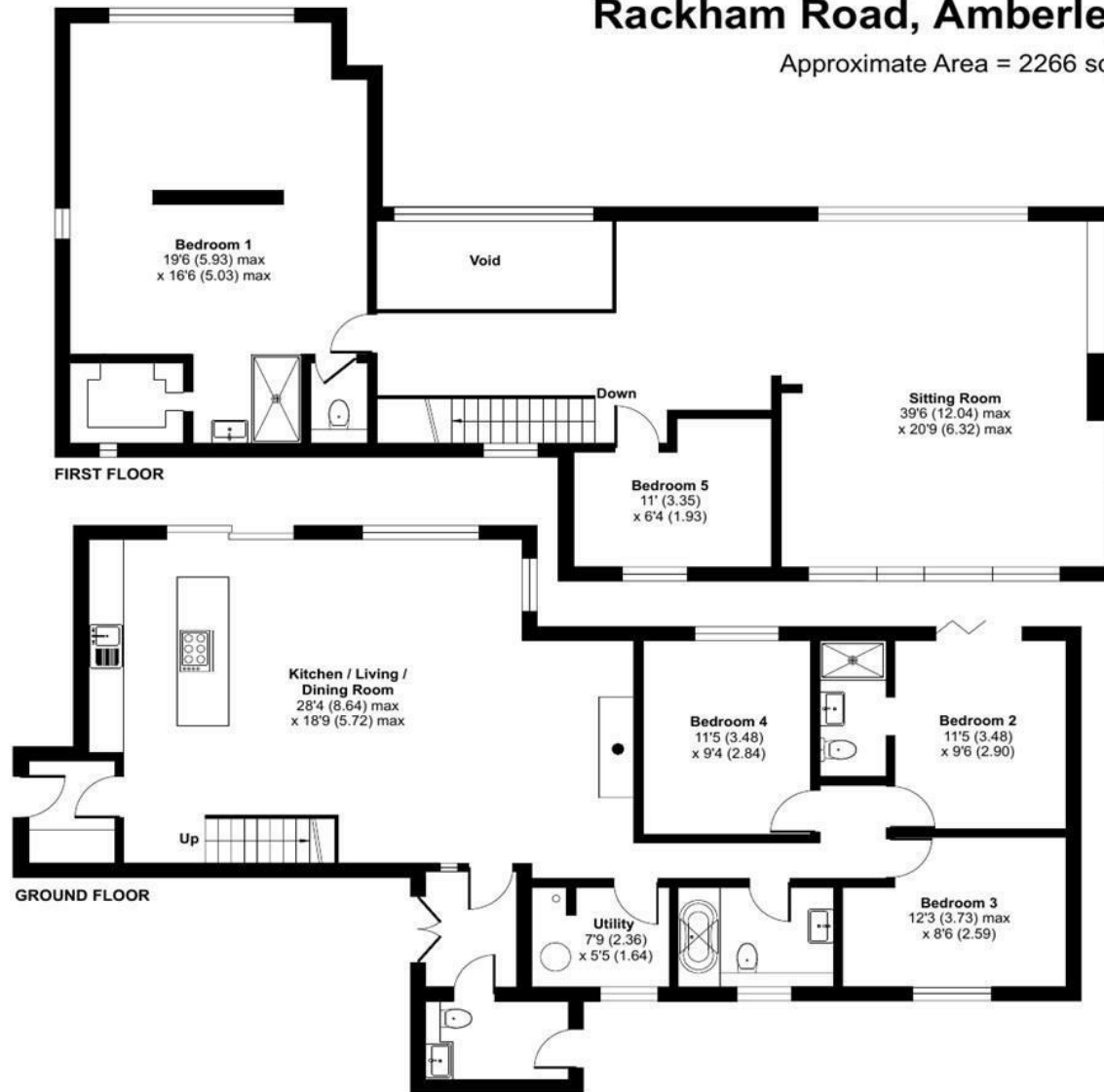
View online at www.glproperty.co.uk



Rackham Road, Amberley, Arundel, BN18

Approximate Area = 2266 sq ft / 210.5 sq m (exclude Void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2025. Produced for GL&CO Estate Agents. REF: 1239790

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

To arrange a viewing call us on 01903 742354 or email enquiries@glproperty.co.uk

View online at www.glproperty.co.uk

