



## The Summer House, Soldiers Field Lane, Findon Village BN14

Guide Price **£1,695,000**



**Property Type:** Detached House

**Bedrooms:** 6

**Bathrooms:** 5

**Receptions:** 5

**Tenure:** Freehold

**Council Tax Band:** H

- Luxury Detached Residence within the South Downs National Park
- Four Double Bedrooms plus Two Bedroom Annexe
- Impressive Kitchen/Dining/Family Room
- Elegant Reception Rooms with Character Features
- Three Bathrooms & Two En-Suites
- Stunning Downland & Countryside Views
- 1/2 Acre Plot with South Facing Garden
- Gated Driveway, Double Garage & Ample Parking
- Outdoor Swimming Pool
- Secluded Findon Village Location

The Summer House - is an exceptional hidden gem tucked away in the heart of Findon village within the South Downs National Park. Extending to over 5,000 sq ft, this elegant detached residence blends character and modern luxury, featuring stunning reception spaces, impressive reception hall, a spectacular 38ft kitchen/dining/family room and a superb two bedroom self-contained annexe. Beautiful south-facing wraparound gardens with an outdoor swimming pool create outstanding indoor-outdoor living, while gated grounds, a double garage and extensive parking complete this home.

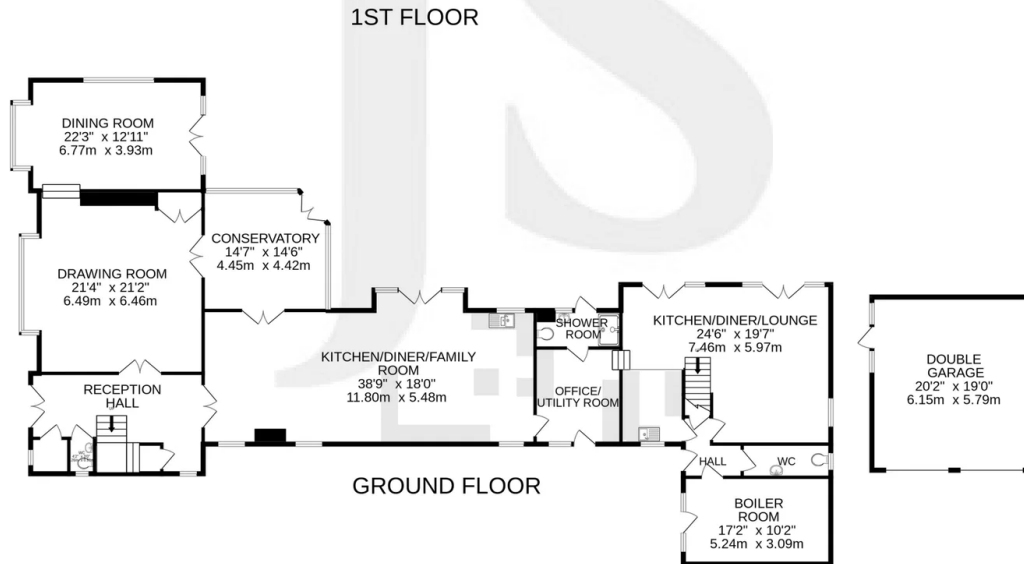
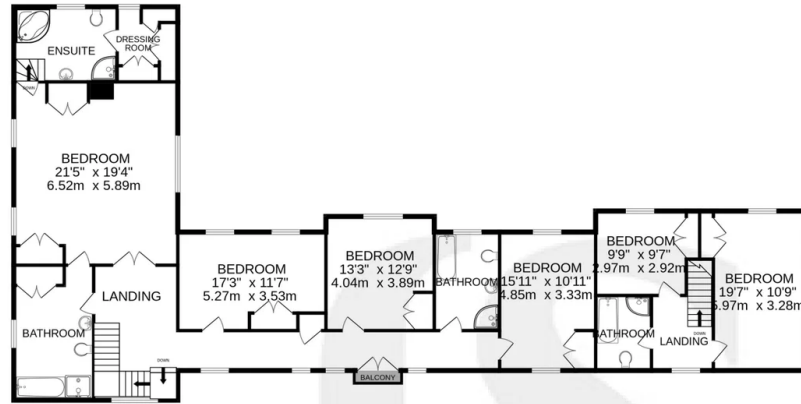




**INTERNAL** - This home is rich in charm, warmth and architectural character, while offering a seamless flow of light-filled accommodation. From the moment you step beneath the traditional gabled porch and through the magnificent arched oak doors, framed by bespoke hand-painted windows, the sense of quality and grandeur is immediately apparent. Impressive reception hall, featuring a handcrafted oak staircase rising beneath decorative leaded windows. Also a cloaks cupboard, guest WC and understairs storage. Formal drawing room has characterful exposed beams, an open brick fireplace and French doors opening into the conservatory and gardens. Beautifully appointed dining room, currently arranged as a sophisticated home office, enjoying a tranquil triple aspect with delightful garden views and direct access onto the terrace. Bathed in natural light beneath a vaulted glazed roof, the conservatory offers a stunning year-round living space where the gardens and swimming pool can be enjoyed in every season. Doors open onto the sun terrace, creating effortless indoor-outdoor living. Undoubtedly the centrepiece of the home is the 38ft kitchen/dining/family room, a magnificent open-plan space thoughtfully designed for modern family life. Glorious south-facing gardens and open directly onto the terrace. The bespoke kitchen with extensive cabinetry, integrated appliances and space for a Rangemaster cooker. A separate home office/utility room conveniently links the main house to the annexe and benefits from an adjoining shower room and direct garden access. Ascending to the first floor, four beautifully presented double bedrooms all enjoy peaceful garden outlooks, fitted wardrobes. The principal suite is a luxurious sanctuary extending across the depth of the property, featuring exceptional proportions, bespoke fitted storage, delightful Downland views, a dedicated dressing room and indulgent "his and hers" bath and shower facilities, creating an exquisite private retreat. The attached two-bedroom annexe provides stylish and highly flexible additional accommodation.. With its own private entrance, open-plan living accommodation, kitchen and bathroom, it offers complete independence.



**EXTERNAL** - Hidden behind electronic gates and mature landscaping, this property enjoys a wonderfully private and secluded setting. A sweeping private driveway provides off-road parking and access to the detached double garage. Beyond the charming rose arbour lies the beautifully landscaped south-facing wraparound gardens which are richly planted with mature trees, established shrubs, colourful flower borders and expansive lawns. Stone terraces extend across the rear of the property, creating multiple seating and entertaining areas. At the centre of the gardens sits the swimming pool with secure cover. To the rear, a substantial paved terrace. The pool house/boiler room also benefits from lapsed planning permission for conversion into a two-storey leisure building.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	72
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	