



FOSTER
& CO.

Edburton Road

Edburton, BN5 9LN

Asking price £2,250,000

Internally, the property is centred around a spectacular open plan kitchen and dining space, beautifully designed for modern living and entertaining, with a striking central island, vaulted sections, quality fitted cabinetry and an effortless flow through the ground floor. The magnificent drawing room is a standout feature, with its dramatic full height ceiling, exposed timbers, excellent natural light and an impressive sense of volume. A central fireplace adds warmth and character, while a mezzanine level above provides a versatile additional reception area, ideal as a snug, reading area or study.

The bedroom accommodation is arranged across two floors and offers generous proportions throughout. The principal bedroom suite is positioned on the ground floor and benefits from fitted wardrobes, an en suite shower room and doors opening out to the front of the property. Three further double bedrooms are served by a family bathroom, while the first floor guest suite is particularly distinctive, featuring exposed structural timbers and a striking wet room set within the original dovecote tower.

Externally, the grounds are a key feature of the property, with extensive lawned gardens to both the front and rear, ideal for families, entertaining and enjoying the surrounding setting. There is a detached gym, a substantial detached garage, and a further timber barn currently arranged as storage and games space, offering excellent flexibility for a variety of lifestyle needs. The outside space is beautifully established and perfectly complements the character and scale of the house.

Location

The Dovecote occupies a highly desirable position in the charming hamlet of Edburton, surrounded by some of the most attractive downland scenery in Sussex. Set within the South Downs National Park, the property enjoys immediate access to outstanding walks, bridleways and open countryside, while the popular Shepherd and Dog country pub is within easy reach. Nearby Fulking is one of the area's most picturesque villages, and Henfield provides a good range of everyday shops and amenities. Brighton and Hove are easily accessible across the Downs, offering extensive shopping, dining, leisure and transport links, while the area is also well served by respected schools including Hurstpierpoint College, Burgess Hill Girls and Steyning Grammar School.



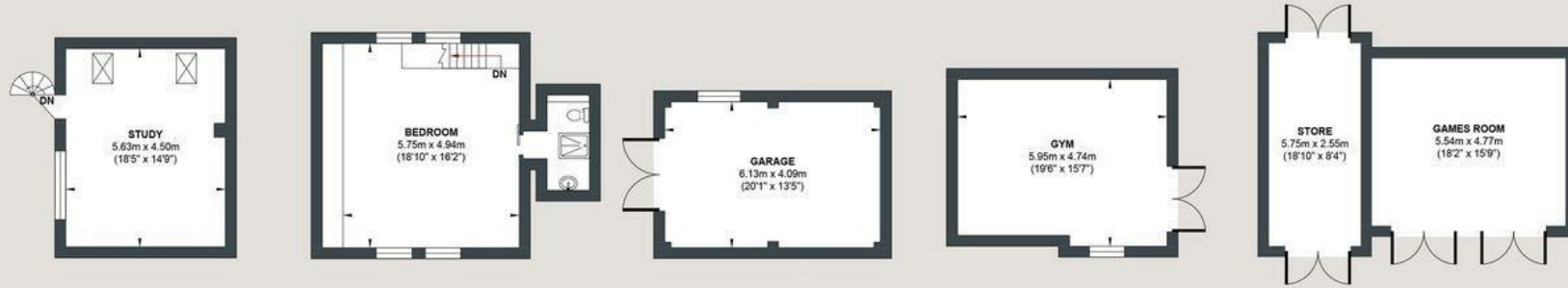
- Detached
- 3 Bathrooms
- Vaulted Ceilings
- End Of Chain
- 4092 sqft
- 4 Bedrooms
- Study
- A Range of Outbuildings
- Stunning Views
- Beautiful Gardens

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

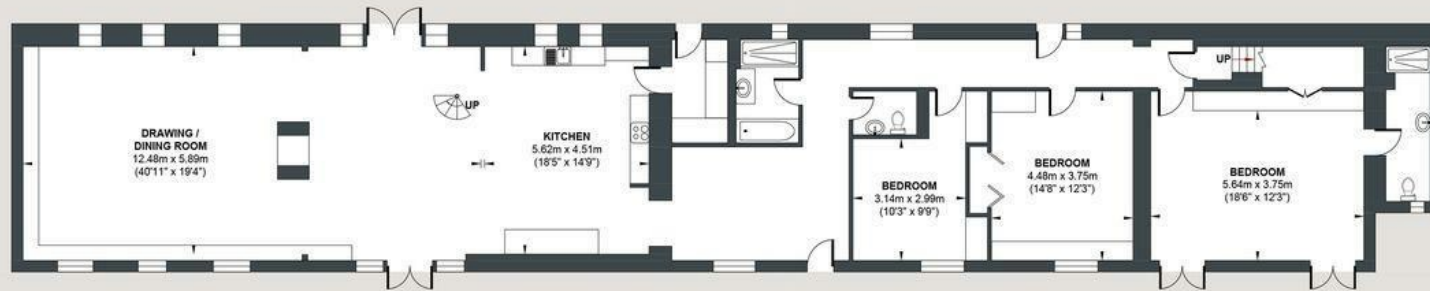


DOVECOTE

Approx. Gross Internal Floor Area (Including Garage / Outbuildings) = 380.20 sq m / 4092.43 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



FIRST FLOOR	FIRST FLOOR	GARAGE	OUTBUILDING	OUTBUILDING
Approximate Floor Area 272.75 sq ft (25.34 sq m)	Approximate Floor Area 385.02 sq ft (35.77 sq m)	Approximate Floor Area 271.25 sq ft (25.20 sq m)	Approximate Floor Area 297.08 sq ft (27.60 sq m)	Approximate Floor Area 443.85 sq ft (41.70 sq m)



GROUND FLOOR
Approximate Floor Area
 2417.46 sq ft
 (224.59 sq m)



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These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.

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All measurements are approximate



