



THE BARTON

MAUDLIN LANE, BRAMBER, WEST SUSSEX, BN44 3WX

Hamilton Graham

ESTATE AGENTS

The Barton overlooks a country lane with open farmland beyond in a peaceful semi-rural setting. Maudlin Lane is a prime location on the south-west side of Steyning in the Parish of Bramber. The property is about three-quarters of a mile from Steyning High Street with shops for everyday needs, Post Office, schools for all ages, as well as various sporting and cultural and other recreational facilities, of which there are almost a hundred in Steyning. The small country town nestles at the foot of the South Downs National Park. Worthing and Brighton are eight and 12 miles respectively. Horsham is about 14 miles to the north and Crawley and Gatwick Airport can normally be reached in about 40 minutes. The nearest main line railway station is at Shoreham-by-Sea (five miles).

An individual detached house occupying an elevated position, built some 55 years ago of traditional construction with brick and part tile-hung elevations under a pitched and tiled roof. The accommodation is light and spacious, arranged over three floors, and the majority of rooms enjoy spectacular country views. This is an ideal house for a family, with a hard tennis court and a detached games room, which could also be used as a home office. The property has been maintained to a high standard and has full double glazing and oil-fired central heating to radiators.

Front door to **Entrance Porch:** Double doors to:

Reception Hall: Timber-effect flooring.

Sitting Room: 24'4" x 13'11" (7.42m x 4.24m) Double aspect. Stone fireplace with slate hearth. Wonderful views over open farmland.

Dining Area: 14' x 13'11" (4.27m x 4.24m) Double aspect. Wonderful open views. Recessed ceiling lighting. Wood-effect flooring. Open-plan to:

Kitchen Section: 10'3" x 9'10" (3.12m x 3m) Wood-effect worktops. Inset single-drainer stainless steel sink unit with cupboards and drawers beneath. Inset hob with double oven below and filter hood over. Matching wall units. Recess for tall fridge/freezer. Door to:

Utility Room: 9'10" x 8'8" (3m x 2.66m) Fitted units. Sink. Space and plumbing for washing machine. Floor-mounted oil-fired boiler providing hot water and central heating. Door to garden.

Cloakroom: Low-level WC. Understairs cupboard.

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

Main Landing with window overlooking the tennis court. Cupboard housing factory-lagged hot tank.

Bedroom 1: 14' square (4.27m) Double aspect. Range of fitted wardrobes.

En-suite Modern Shower Room: Stretcher-bond wall tiling. Shower cubicle, WC and washbasin.

Bedroom 2: 14' x 10'9" (4.27m x 3.28m) Recessed wardrobe cupboards. Open views.

Bedroom 3: 14' x 10'10" (4.27m x 3.3m) Recessed wardrobe cupboards. Open views.

Bedroom 4: 11'9" x 8'4" (3.58m x 2.54m) Lovely open views.

Family Bathroom: Modern suite with stretcher-bond tiling to wet areas. Panelled bath with drench head shower over; contemporary washbasin; low-level WC. Heated towel rail.

From the landing, stairs lead to the **SECOND FLOOR**

Guest Suite:

Bedroom: 22'7" max. x 16'5" (6.88m max. x 5m) Double aspect. Excellent range of fitted wardrobe cupboards. Access to eaves storage room.

Bathroom: White suite of panelled bath, washbasin and WC. Fitted units. Shower cubicle.

OUTSIDE

Double Garage: 20'3" x 19'5" (6.17m x 5.92m) with electrically-operated door.

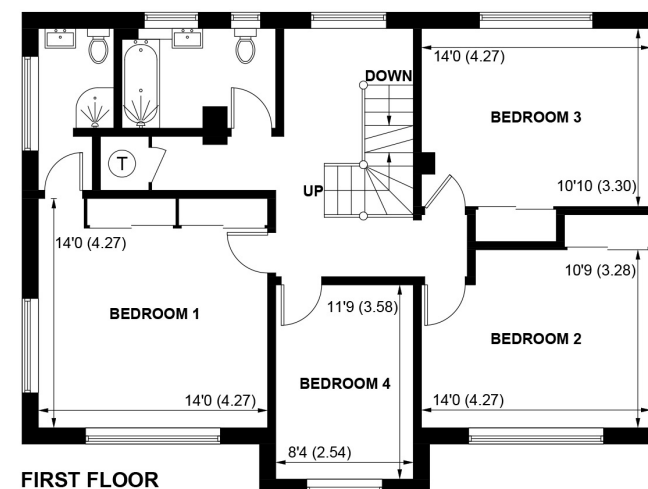
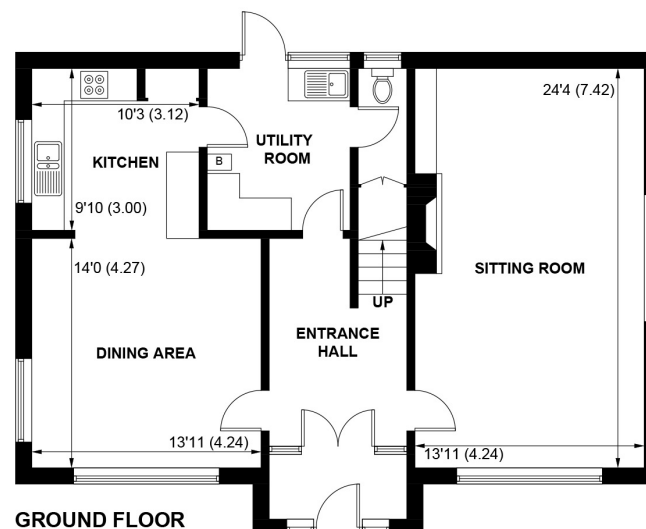
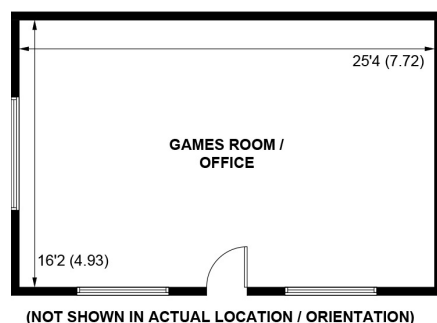
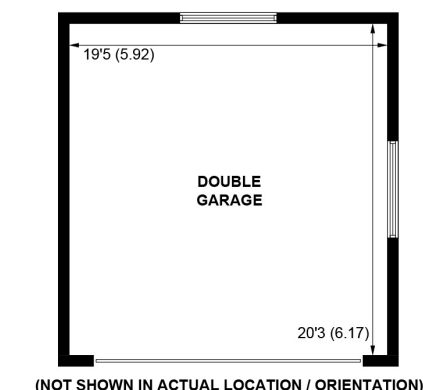
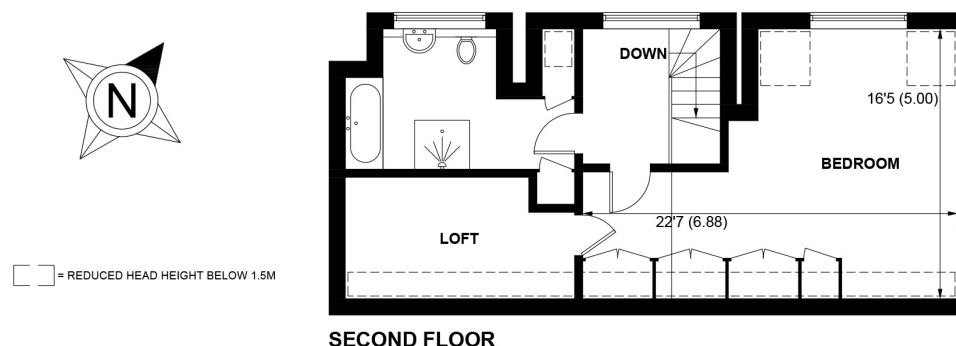
Games Room/Home Office: 25'4" x 16'2" (7.72m x 4.93m)

The property has a wide frontage to the lane with flint and brick walling and established hedging and gated access to the driveway providing hard standing for vehicles. The front lawn is well tended, contained by hedging with unrestricted views over open farmland to the skyline of the South Downs. There is a large paved terrace to the rear of the house with gated access to the **full-size hard tennis court**.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		80
B (81-91)		
C (69-80)		
D (55-68)		49
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



Total Approximate Floor Area 3136 Sq FT 291.3 Sq M)

Services: Mains electricity and water; private drainage; oil-fired central heating. | Council Tax: Valuation Band: 'F'

Viewing strictly by appointment with the Agent.

Hamilton Graham
ESTATE AGENTS

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