Holmcroft, High Street, Findon Village BN14 0SZ

Guide Price **£940,000**

Jacobs | Steel

Property Type: Town House

Bedrooms: 4

Bathrooms: 2

Receptions: 3

Tenure: Freehold

Council Tax Band: F

- Distinguished Georgian Residence
- Four Bedrooms
- Elegant Drawing Room
- Characterful Library & Dining Room
- Kitchen & Wine Cellar
- Third Acre Quintessential English Gardens
- Grade II Listed
- Double Garage with Additional Driveway & Access to the Rear
- Held Within the Same Family for Nearly 50 years
- No Onward Chain

Holmcroft – A Distinguished Grade II Listed Georgian Residence in Findon Village. Steeped in history and timeless elegance, this exquisite home offers a rare opportunity to acquire a property rich in heritage, character, and enduring appeal. It features a spacious drawing room, charming library, formal dining room and kitchen along with a wine cellar and ground floor shower room/wc. Upstairs offers four bedrooms and a family bathroom. Set within just over a third of an acre, the beautifully landscaped gardens create a quintessential English setting. Double garage and additional driveway complete this exceptional home.

INTERNAL

An inviting porch opens into an impressive and welcoming hallway, immediately setting the tone for the gracious accommodation beyond. To the front, the delightful drawing room is bathed in natural light from triple-aspect picture windows, complete with classic shutters and offering picturesque views over the gardens. A feature fireplace provides a warm and elegant focal point.

Adjacent, the library/study is brimming with charm and character—an ideal retreat for reading or working from home. The dining room is equally impressive, boasting a large bay window that frames stunning garden views and provides ample space for formal entertaining.

The kitchen has a range of base and wall units offering ample storage, a Rangemaster cooker, and space for additional appliances. A useful wine cellar offers excellent storage for fine wines or provisions, while a ground floor shower room with WC adds further convenience.

Upstairs, the first floor hosts four bedrooms. Three are generously proportioned double rooms with high ceilings, exuding a sense of grandeur, while the fourth provides a charming single bedroom or nursery. Each room benefits from delightful views across the surrounding countryside or beautifully maintained gardens. A family bathroom with WC is complemented by a separate additional WC.

EXTERNAL

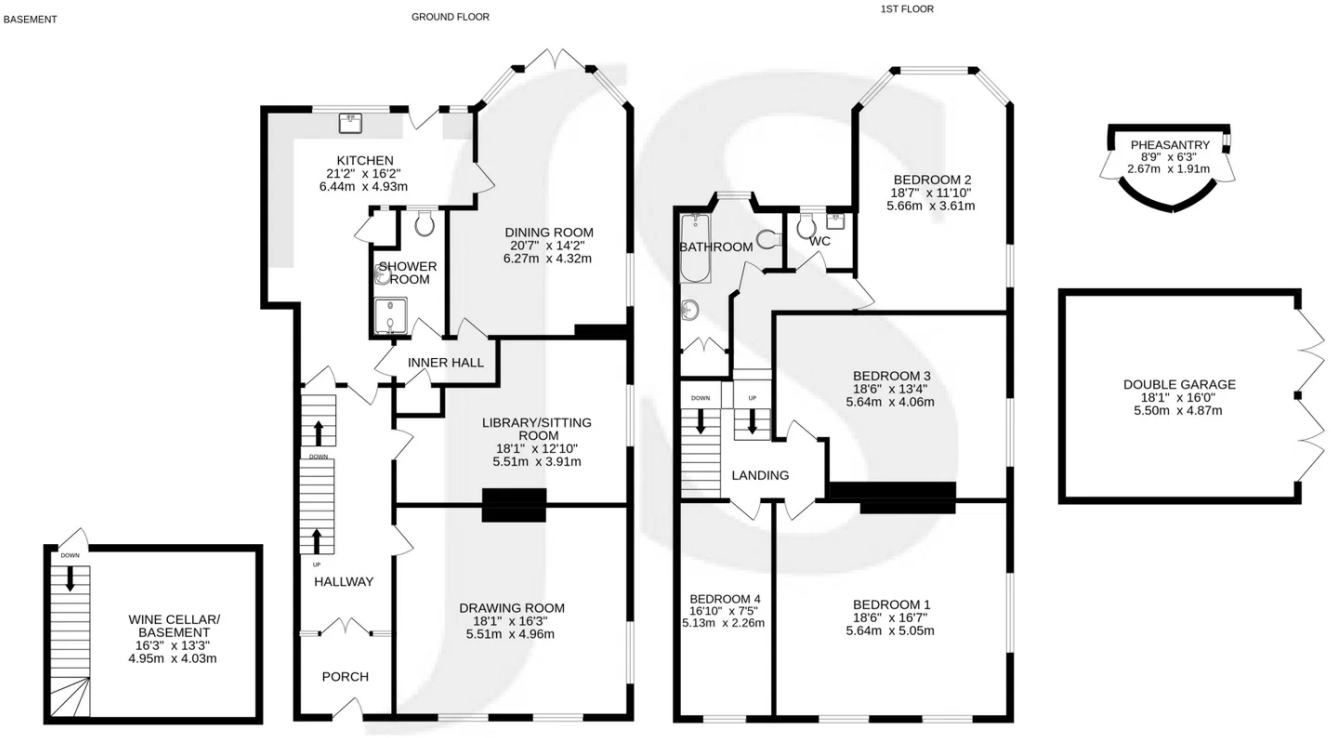
Set within just over a third of an acre, Holmcroft is enveloped by stunning, meticulously maintained gardens that evoke the quintessential English country garden. A rich variety of mature shrubs and flowering plants create a peaceful and private setting, while the historic flint-walled peasantry adds a unique and characterful touch.

To the front of the property is a double garage, with additional access and driveway to the rear, providing ample parking and practicality.

SITUATED

Nestled in the sought-after Findon Village, this home enjoys a prime position at the foot of the South Downs, offering picturesque countryside walks, including access to the South Downs Way and local landmarks such as Cissbury Ring and Chanctonbury Ring. The area is ideal for outdoor enthusiasts, with miles of bridle paths and a renowned racing stables nearby.

Findon Village offers a selection of traditional pubs, charming restaurants, and local shops, while the Findon Manor Hotel and historic church add to the village's character. The area is particularly popular with families due to its excellent local primary school, St John the Baptist, which caters to children aged 4-11 years.



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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