



## COXHAM LANE

5 COXHAM LANE, STEYNING, WEST SUSSEX BN44 3LG

*Hamilton Graham*

ESTATE AGENTS

Coxham Lane is a pleasant traffic-free lane of individual homes conveniently located within about five minutes' walk of the High Street. Steyning offers a good range of shops, primary and secondary schools, health centre, library, museum and the nearby leisure centre with swimming pool. The town lies at the foot of the South Downs, about five miles from the coast at Shoreham-by-Sea (with main line railway station), eight miles from Worthing and 10 miles from Brighton. Horsham is about 14 miles to the north with Crawley and Gatwick Airport normally about 40 minutes' drive away.

An impressive and stylish detached house occupying a generous plot in this popular residential lane. Designed for the present owners, the contemporary living space provides comfortable 21st Century living with an efficient Mitsubishi air source heating solution, providing underfloor heating throughout the ground floor (with radiators to the sitting room and first floor), complemented with excellent insulation (EPC rating B), Cat 6 cabling to all rooms (including the Pool House), and EV charging point. The clean architectural lines are emphasized with part rendered and Siberian Larch elevations with double-glazed windows in a contrasting soft grey finish. Stepping inside, rooms are light and spacious with American washed oak doors, recessed ceiling lighting and a natural timber staircase. Attention to detail is evident throughout with a fully-fitted, quality German kitchen, luxury sanitary ware and App-controlled heating and security system. To complete the picture and ideal for entertaining the gardens are generous and secluded and include a designated pool area with heated swimming pool and luxury pool house with shower, WC and changing area. This is an exceptional modern home and viewing is highly recommended.

Front door to **Reception Hall**: Stairs off to galleried landing. Twin pocket doors to:

**Open-Plan Living Space**: 27'0" x 24'0" (8.25m x 7.32m) Fitted wood-burning stove. Wood-effect Karndean flooring. Double aspect with 15'7" wide (4.75m) sliding patio doors opening to the rear garden and terrace and French doors opening to the front garden. Recessed ceiling lighting. Integrated sound system. **Kitchen Area**: with polished stone central island containing integrated Bora venting hob, refrigerator, range of deep pan drawers. Large breakfast bar section. Contrasting polished stone work surface with inset sink and Quooker hot water tap, cupboards beneath and integrated dishwasher and wine cooler. Pair of tall units containing twin ovens with storage above and beneath. Integrated tall fridge and freezer.

**Sitting Room**: 21'7" x 9'11" (6.59m x 3.04m) Double aspect. Wood-burning stove with polished stone hearth and timber mantel and shelved recess.

**Utility Room**: 10'7" x 6'7" (3.24m x 2.02m) Deep sink fitting with mixer tap. Range of fitted shelving and storage. Pressurised hot water cylinder and adjoining cupboard with space and plumbing for washing machine and tumble dryer. Fitted storage unit and shelving with hanging space.

**Cloaks/Wet Room**: Fully tiled with feature wall. Shower area with drench head. Contemporary washbasin and WC.

**Study**: 14'0" x 8'5" (4.29m x 2.57m) Sun tube. French doors to the rear garden.

From the entrance hall; natural timber staircase to the **FIRST FLOOR**

**Galleried Landing** with tall slit window and feature timber balustrade.

**Bedroom 1**: 12'6" x 12'2" (3.81m x 3.73m) Doorway to **Large Dressing Room**: 12'1" x 7'3" (3.70m x 2.21m) Comprehensive range of fitted units. Sliding mirrored door to **Shower Room**: Tiled flooring. Electric underfloor heating. Tiling to wet areas. Large shower corner with drench head and hand shower fitting. Contemporary twin washbasin. WC. Towel rail.

**Bedroom 2**: 11'2" x 10'4" (3.42m x 3.17m) Overlooking the rear garden. Mirror-fronted wardrobe unit and dressing table fitting. Door to **Jack and Jill Shower Room**: Tiled flooring. Shower corner with drench head and hand shower. Contemporary washbasin. Low level WC. Return door to bedroom 3.

**Bedroom 3**: 11'1" x 9'11" (3.39m x 3.03m) Mirror-fronted double wardrobe unit.

**Bedroom 4**: 9'11" x 8'3" (3.04m x 2.54m) Loft access.

**Family Bathroom**: Contemporary suite of bath, basin and WC. Tiled flooring and half tiling to walls. Towel rail.

## OUTSIDE

The property occupies a generous plot with gravelled parking to the front of the property, screened by beech hedging and side pathway to the rear garden.

**Rear Garden**: Contained by fencing with hedging to the far boundary. Large expanse of lawn with decked section adjoining the house and pathway to the pool area with porcelain stone perimeter, large patio and covered seating area. **Heated Swimming Pool**: 13'0" x 32'8" (4m x 10m) Air source heat pump. **Pool House**: 12'4" x 8'4" (3.76m x 2.54m) comprising large shower recess, separate WC and dressing area with washbasin, tiled flooring and heated towel rail. **Aluminium Greenhouse**.

**Outside Store**: 8'3" x 6'9" (2.51m x 2.06m) Electric roller door. Power and light connected.

**Additional Information**: Mitsubishi air source heat pump, installed and registered to the Domestic RHI Grant scheme providing an income of £120 per month (paid quarterly), index linked, until February 2029.





