



The Buttery | 3 Staplefields | Steyning | West Sussex | BN44 3AA

H.J. BURT
Chartered Surveyors : Estate Agents



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Guide Price: £850,000 | Freehold



- A delightful, detached house occupying an attractive semi-rural location on the North side of Steyning. Freehold. Council Tax 'F'. EPC 'D'.
- Offering beautifully presented & deceptively spacious extended & modernised accommodation with pretty outlook.
- Reception hall, cloakroom, utility room, open plan living/dining/kitchen, snug/study, 2 ground floor double bedrooms (1 with mezzanine) & modern shower room.
- 2 first floor bedrooms & modern bathroom with shower.
- Landscaped South facing garden with terracing, lawn and wooded area. Double garage & parking.

Description

The Buttery is believed to originally be of Victorian origin and forms part of a small cluster of residential properties at Staplefields to the North side of Steyning approached by a private shared drive and with fine outlook to the North over neighbouring countryside. The external mellow elevations of the house include a mixture of brickwork and part render under a part tiled roof with feature central clocktower.

The deceptively spacious and very well-presented extended accommodation is approached via an oak framed open porch to an oak door into a **good size entrance hall** with tiled floor and underfloor heating continuing through to the main living area and with cloakroom and utility room off. The **principal living accommodation lies at the rear and is mainly South facing** with dining and living area with fireplace with wood burning stove and French doors leading out to and overlooking the terrace and garden and with the kitchen also including bi-fold doors to the terrace. The **kitchen is well equipped with a comprehensive range of fitted units** with a mixture of granite and wooden worktops include central island, Belfast sink, fitted cupboards and drawers, electric oven, hob and extractor, point for larder fridge and integrated dishwasher.

A **double aspect double bedroom** at the front of the house includes fitted wardrobes plus spiral staircase leading to a **mezzanine recreation or sitting area**. Across the inner hall with **modern shower room** off is a further **double bedroom** also including fitted wardrobes. To the first floor there is a **generous double aspect principal bedroom with**



outlook South over the garden and view to the North over the adjacent fields and which room includes a good range of fitted cupboards. A **double aspect twin bedroom** adjoins the landing with **smart modern bathroom off including separate shower cubicle**.

Outside, from the **front area of garden and parking** a gated side path leads to the **South facing rear garden** with split level stone paved terracing for alfresco dining and thence to a gently sloping lawn with colourful mixed herbaceous and shrub borders. To the Southern end is a **lightly wooded garden** with shade loving ferns in between bark chip paths and seating areas. At the front of the property and across from the parking and drive shared with the cluster of neighbouring properties is an **attached double garage**.

Location

The Buttery is situated at Staplefields to the North side of Steyning. The historic old market town is within one mile and offers an extensive range of shops, trades and services centred around its traditional High Street. Steyning also boasts a health and sports centre, with swimming pool, other community facilities including a wide range of societies and organisations and schools of all age groups and churches of most denominations. Footpaths leading to open countryside and the South Downs National Park, including the famous South Downs Way, are also within convenient distance of the property.

Shoreham-by-Sea, approximately 5½ miles to the South-East has a main line railway station (with services along the South Coast to Gatwick and London Victoria) a small airport and a harbour. The City of Brighton with its excellent range of shops and recreational facilities is approximately 5 miles to the East of Shoreham whilst Worthing is a similar distance to the West of Shoreham. Gatwick airport is c. 28 miles.





Sporting & Recreation: Walking along local footpaths and on the Downs. Golf at Singing Hills, Albourne, Pyecombe, Mannings Heath, Horsham & Pulborough. Several local equestrian events including at Pyecombe, Hickstead, Ardingly & Hascombe Farm, Nr. Henfield. Sailing at Brighton Marina & Chichester. Theatre at Brighton, Crawley, Horsham & Chichester. Opera at Glyndebourne.

Information

Photos: 2025. **Particulars prepared:** March 2026 (Ref RBA).

Services: Mains water & electricity are understood to be connected. Drainage is to a private system. Air-source heat pump with underfloor heating.

Local Authority: Horsham District Council. **Council Tax Band:** 'F'

Directions

What3words:///loud.exploring.lateral

From Steyning High Street head North out of town on the Horsham Road and upon reaching the bypass/A283 turn right/East and then immediately left as signposted to 'Staplefields' continue along this private shared drive past the neighbouring residential properties to a wide gravelled area with The Buttery being found on the South side and with adjacent garaging.

Viewing

Strictly by appointment via joint sole agents Hamilton Graham or HJ Burt:

H.J. BURT Steyning

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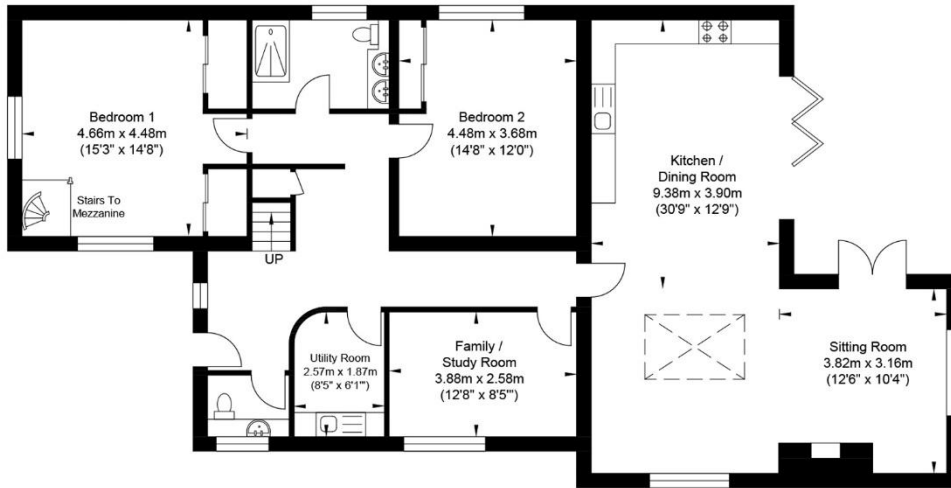




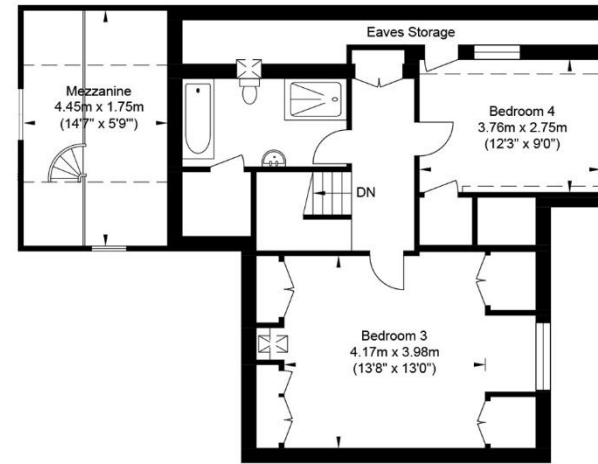


Staplefields

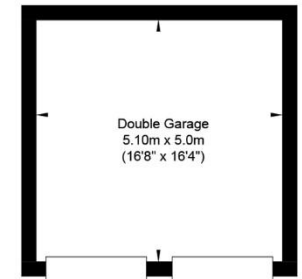
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Approximate Floor Area
1457.97 sq ft
(135.45 sq m)



First Floor
Approximate Floor Area
728.60 sq ft
(67.69 sq m)



Garage
Approximate Floor Area
274.47 sq ft
(25.50 sq m)



Approximate Gross Internal Area (Excluding Garage) = 203.14 sq m / 2186.57 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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