

Southdown House, High Street, Amberley, West Sussex BN18 9NL

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Southdown House, High Street, Amberley, West Sussex BN18 9NL

Guide Price £1,650,000 Freehold

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- BEAUTIFUL LANDSCAPED GARDENS
- VILLAGE SHOP AND PUBS
- VILLAGE PRIMARY SCHOOL
- SPACIOUS CHARACTER PROPERTY
- STUNNING VIEWS OF SOUTH DOWNS NATIONAL PARK
- POPULAR VILLAGE LOCATION
- MAINLINE STATION NEARBY
- GARAGING AND OFF ROAD PARKING

Accommodation

Spacious entrance hall * Bespoke modern fitted kitchen/breakfast room * Separate utility room * Triple aspect sitting room * Study/snug * Ground floor cloakroom * Principal bedroom suite with en-suite bathroom and walk-in wardrobe * Guest bedroom with en-suite bathroom * Two further bedrooms * Family bathroom * Integral double garage * Off road parking * Stunning landscaped gardens * Glorious views of the South Downs National Park * Central village location * Village pubs and shop nearby * Mainline station at Amberley

Directions

On entering the village of Amberley, continue along School Road, passing Church Street on your left, and before reaching the Black Horse village pub, the property can be found on your right hand side.What3words ///sharpened.down.crowned

The Property

The property is entered via a spacious entrance hall with flagstone flooring, two large brick built feature fireplaces to each end, exposed ceiling beams and built in storage cupboards. To the left a passage way leads into the beautiful remodelled bespoke fitted kitchen with tiled floor, matching wall and base mounted units with granite worktops, a centre island, separate breakfast area and double floor to ceiling doors leading onto a private courtyard area. There is also a separate utility room and ground floor cloakroom. From the utility room steps lead into the integral double garage. From the kitchen an inner hall with large window, exposed brick window arches and built-in paneled storage cupboards leads through to the far end of the ground floor. Here you will find access to the study/snug with solid wood flooring, exposed beams and feature exposed brick and stone wall. To the rear of the inner hall there is a formal triple aspect spacious sitting room with flagstone flooring, exposed beamed ceiling, brick built fireplace with wood burning stove and double doors to the side and rear leading out onto the courtyard. Thereafter, a beautiful turning solid wood staircase with wood paneling leads up to the first floor landing. To the rear there is access to the extremely well appointed principal bedroom suite with purpose built walk-in wardrobe with extensive storage and wardrobe space and separate en-suite bathroom comprising of a roll top bath, two separate wash hand basins with vanity units, heated towel rail, low level WC and bidet. There is a further guest bedroom to the far end with en-suite bathroom along with two further bedrooms and a family bathroom .

Outside

One of the most attractive features of the property is the stunning gardens to the rear. Off the ground floor there are numerous exits onto the ornate brick paved, walled courtyard offering quiet and privacy and an ideal place for soaking up the morning sun. From the courtyard steps lead up to a spacious brick paved sun terrace surrounded by stone inset wall with planted lavender and rose border above, ideal for al fresco dining or enjoying an evening drink. Thereafter, further steps lead into the formal gardens with pleached Hornbeam hedging, boxed hedging flower beds and level lawned area leading to the stunning rose garden with covered pergola, paths leading to covered seating area overlooking the water feature. To the rear of the gardens large ornate metal gates lead through an enchanting secret garden with large level lawn interspersed with mature hedging and trees, wonderful Victorian style green house, covered potting shed ideal for keen gardeners, and stunning views of the South Downs National Park beyond. The property also benefits from off road parking and an integral double garage as parking is of a premium within this popular and historic village. Apart from the famed Amberley Castle, there are two village pubs, a cricket green, tea room and village shop. There is also access to central London via the mainline station at Amberley, giving you the best of both worlds.









Situation

Amberley is one of the most picturesque of West Sussex villages, nestling in the cleft of the South Downs away from main traffic routes and is the haunt of artists and country lovers alike. Abounding in architectural and historic buildings, including Amberley Castle and quaint old stone, flint and thatched cottages, Amberley is well sought after having a friendly village atmosphere. There is a village shop and post office, Church of England Primary School and two pubs as well as the ancient Norman and early English Church of St. Michael's. The main line station is about a mile from the outskirts of the village with a commuter service every half and hour to Gatwick airport, London Victoria and London Bridge. The village is served by local deliveries and more comprehensive shopping facilities are available at Storrington including a Waitrose store. At Pulborough there is also a main line station and shopping facilities with Sainsburys and Tesco stores. Arundel is approximately six miles away and the coast and cities of Chichester and Brighton are within easy driving distance.

Sporting and Recreation

West Sussex Golf Club is nearby in Pulborough and there are also courses at Goodwood and Cowdray Park. There is also polo at Cowdray Park; hunting with the Crawley & Horsham, Chiddingfold, Leconfield & Cowdray hunts; gliding at Parham; sailing at Bosham, Itchenor and Chichester, riding and walking in the South Downs National Park and an RSBP Bird Sanctuary at Pulborough. There are numerous other sporting and leisure activities locally including horse racing at Goodwood, car racing at the Goodwood Festival of Speed and Goodwood Revival and drama at Chichester`s Festival Theatre.

Services

Mains drainage and electricity, oil fired heating According to Ofcom for this address Ultrafast broadband is available. Highest download speed is 1000 Mbps

Council Tax

Council Tax Band G.Please contact Horsham District Council on (01403) 215100

In The Know

Not all of our properties are available online. For further information on our 'In the Know' selection, please give us a call on 01903 742354.

Viewing

Viewing strictly by appointment through GL & Co. 01903 742354 or email: enquiries@glproperty.co.uk











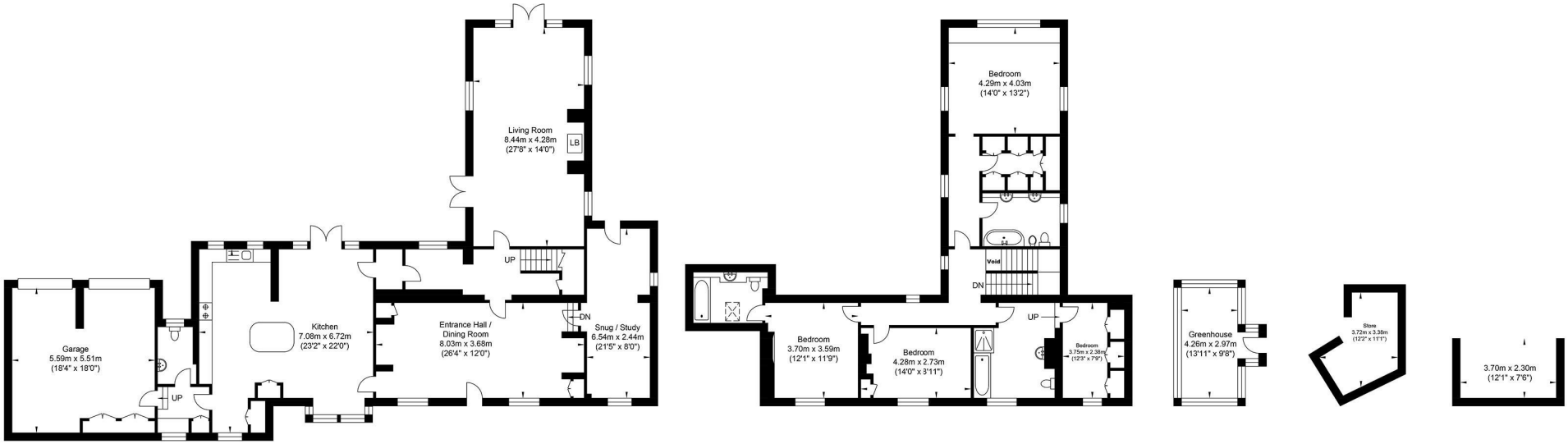












Ground Floor
Approximate Floor Area
1947.29 sq ft
(180.91 sq m)

First Floor
Approximate Floor Area
1095.76 sq ft
(101.80 sq m)

Outbuilding
Approximate Floor Area
107.96 sq ft
(10.03 sq m)

Outbuilding
Approximate Floor Area
82.55 sq ft
(7.67 sq m)

Outbuilding
Approximate Floor Area
91.60 sq ft
(8.51 sq m)

Approximate Gross Internal Area = 308.92 sq m / 3325.18 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Agent note and the vendors/landlords of this property, whose agents they are, give notice that: 1. Our particulars are for guidance only and are intended to give a fair overall summary of the property. 2. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. 3. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. 4. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service, system or appliance.