



Shepherds Croft BN1
£850,000 - £875,000

ASTON
VAUGHAN

INTRODUCING Shepherds Croft, BN1

5 Bedrooms | 2 Bathrooms | Garage | 1610 Sq Ft

Set within a quiet and highly desirable setting, this substantial detached family home offers an exceptional balance of space, versatility, and privacy, making it ideally suited to modern family living. Occupying an elevated position, the property enjoys a pleasant outlook and a sense of seclusion, while still being conveniently located for access to the city and surrounding amenities.

Approached via a private driveway, the house immediately presents a welcoming first impression. There is off-road parking for one car, in addition to an integral garage situated beneath the property, providing excellent storage or secure parking. Steps lead up to the main entrance, further enhancing the home's elevated aspect and kerb appeal.

Internally, the accommodation is both generous and thoughtfully arranged. The ground floor offers a superb level of flexibility, with a spacious main living room extending to approximately 19ft in length, providing an ideal setting for both everyday relaxation and entertaining guests. Large windows allow natural light to flood the space, creating a bright and inviting atmosphere.

The kitchen/breakfast room is particularly impressive in scale and forms the true heart of the home. With extensive worktop space and room for dining, it is perfectly suited to family life, informal gatherings, and entertaining.

A notable feature of the ground floor is the inclusion of a well proportioned bedroom, which provides excellent flexibility. Whether used as guest accommodation, a home office, or a dedicated study, this space caters perfectly to evolving lifestyle needs. A conveniently located cloakroom/WC completes the ground floor layout.













Upstairs, the accommodation continues to impress with four further bedrooms arranged around a central landing. The principal bedroom is notably spacious, extending to over 24ft, and benefits from its own en suite bathroom. The remaining bedrooms are well-sized and are served by a family bathroom, providing practicality for a growing household.

Externally, the property truly excels. The rear garden is a standout feature—generous in size and enjoying a highly desirable south-westerly aspect. This creates an ideal environment for outdoor dining, entertaining, or simply relaxing. The garden offers a combination of lawn and established planting, providing both usability and privacy. At the far end of the garden sits a summer house, which, while now in need of repair, was previously a charming feature and still offers potential for future improvement or replacement, subject to requirements. A particular highlight is the direct access from the garden into Withdean Woods, providing immediate connection to beautiful green space and walking routes.

The location further enhances the appeal of the home. Positioned within a peaceful cul-de-sac, it provides a safe and quiet environment, particularly attractive for families. At the same time, it remains within easy access to local amenities, transport links, and recreational facilities including Withdean Sports Centre and Preston Park Station.



Closest Schools:

Primary: Westdene, Bilingual, Windlesham, Lancing Prep

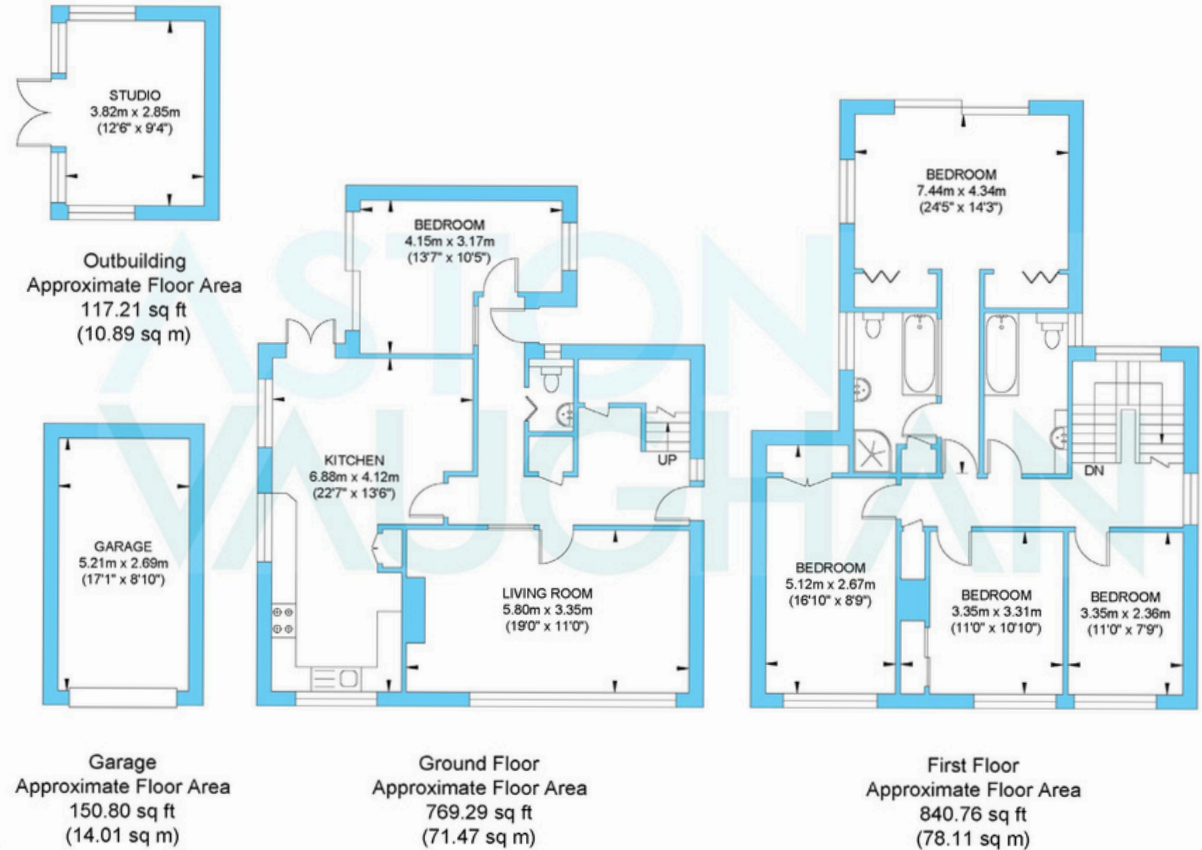
Secondary: Varndean or Dorothy Stringer

Private: Brighton College, Windlesham Prep, Brighton & Hove High, Lancing, Bede's

Withdean is a prestigious area of the city between the sea and the South Downs National Park affectionately known as Brighton's very own Hollywood Hills. Although the vibrant city centre is just minutes away, this exclusive residential road is quiet and friendly with plenty of amenities nearby, local schools are good and there's easy access to some of the best private schools in the country including Lancing Prep and Brighton College. Offering a healthy lifestyle, the nearby Withdean Sports Stadium has a range of leisure facilities including tennis courts, a gym, athletic track, café and restaurant.

Withdean Woods Nature Reserve has its own community of joggers and dog walkers. Hove Park is a short drive with a playground and café full of local parents as well as three football pitches, seven tennis courts and a basketball court, and Preston Park's leafy acres, fun runs, sports facilities etc is also within easy reach. Preston Park, Hove and Brighton Stations all serving Gatwick and London are within a ten-minute radius, the sea is not far and if you commute by car the A23 for London and A27 for the Amex Stadium and Lewes are quick to get to.

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Approximate Gross Internal Area (Excluding Garage/Outbuilding) = 149.58 sq m / 1610.06 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.