



The Summer House, Soldiers Field Lane, Findon Village BN14

Guide Price **£1,695,000**



Property Type: Detached House

Bedrooms: 6

Bathrooms: 5

Receptions: 5

Tenure: Freehold

Council Tax Band: H

- Luxury Detached Residence within the South Downs National Park
- Four Double Bedrooms plus Two Bedroom Annexe
- Impressive Kitchen/Dining/Family Room
- Elegant Reception Rooms with Character Features
- Three Bathrooms & Two En-Suites
- Stunning Downland & Countryside Views
- 1/2 Acre Plot with South Facing Garden
- Gated Driveway, Double Garage & Ample Parking
- Outdoor Swimming Pool
- Secluded Findon Village Location

The Summer House - is an exceptional hidden gem tucked away in the heart of Findon village within the South Downs National Park. Extending to over 5,000 sq ft, this elegant detached residence blends character and modern luxury, featuring stunning reception spaces, impressive reception hall, a spectacular 38ft kitchen/dining/family room and a superb two bedroom self-contained annexe. Beautiful south-facing wraparound gardens with an outdoor swimming pool create outstanding indoor-outdoor living, while gated grounds, a double garage and extensive parking





INTERNAL

Beautifully crafted to balance sophisticated entertaining with relaxed family living, The Summer House is rich in charm, warmth and architectural character, while offering a seamless flow of light-filled accommodation throughout. From the moment you step beneath the traditional gabled porch and through the magnificent arched oak doors, framed by bespoke hand-painted windows, the sense of quality and grandeur is immediately apparent.

The impressive reception hall forms the heart of the home, featuring a handcrafted oak staircase rising elegantly beneath decorative leaded windows, creating a striking first impression. Thoughtfully designed practical touches include a cloaks cupboard, guest WC and generous understairs storage.

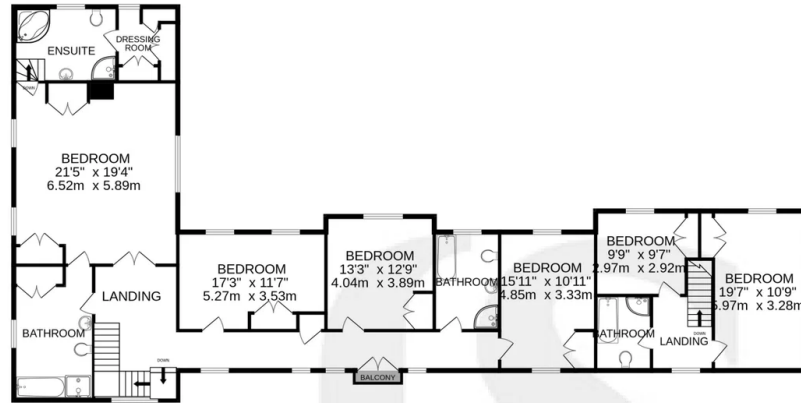
The elegant formal drawing room is a truly inviting space, ideal for both entertaining and cosy evenings by the fire. Characterful exposed beams, a striking open brick fireplace and French doors opening into the conservatory and gardens combine to create a room full of warmth and atmosphere. Adjoining this space is the beautifully appointed dining room, currently arranged as a sophisticated home office, enjoying a tranquil triple aspect with delightful garden views and direct access onto the terrace.

Bathed in natural light beneath a vaulted glazed roof, the conservatory offers a stunning year-round living space where the gardens and swimming pool can be enjoyed in every season. Doors open seamlessly onto the sun terrace, creating effortless indoor-outdoor living perfect for summer entertaining.

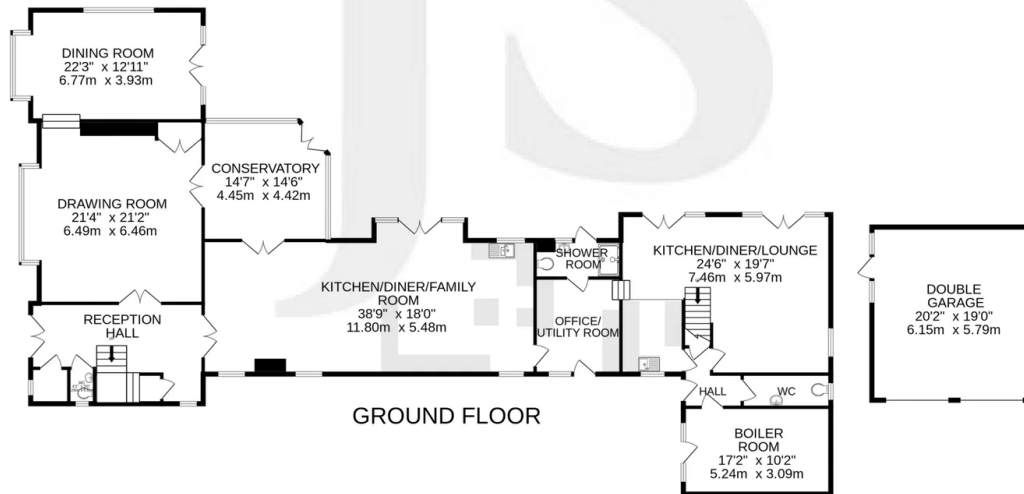
Undoubtedly the centrepiece of the home is the spectacular 38ft kitchen/dining/family room — a magnificent open-plan space thoughtfully designed for modern family life and large-scale social gatherings. Broad doors frame the glorious south-facing gardens and open directly onto the terrace, while a feature fireplace adds warmth and character. The bespoke kitchen is beautifully appointed with extensive cabinetry, integrated appliances and space for a Rangemaster cooker, centred around generous preparation areas and informal dining spaces ideal for entertaining family and friends.

A separate home office/utility room conveniently links the main house to the annexe and benefits from an adjoining shower room and direct garden access, offering additional versatility for modern lifestyles.





1ST FLOOR



GROUND FLOOR

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	