



Price Range £725,000 - £750,000  
Posthorses, Ashington, RH20 3QF

**kw** **MARTIN LUNDY**  
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## Posthorses, Ashington RH20 3QF

This immaculately presented property has been modernised, extended and improved by the current owner and offers family-friendly living space of almost 2000sq ft, within walking distance of all local amenities.

The driveway provides parking for a number of cars and there is a detached double garage. The double height entrance hallway with galleried landing feels very grand. The dual aspect living dining room is 33ft long and opens onto a stunning open plan kitchen / breakfast / family room with high spec integrated appliances, a luxurious island and a part vaulted ceiling. The wet underfloor heating helps keep this wonderfully sociable space nice and warm and there's a useful lobby leading off, perfect for feeding pets or for storing muddy boots after a walk. The ground floor study overlooks the front of the property.

Upstairs, three of the bedrooms are doubles, the fourth being a really good single, currently used as a second home office. The main bedroom features a dressing room, a very smart ensuite and a Juliet balcony overlooking the west facing rear garden. Bedroom two also has an ensuite, with a family bathroom serving the other two bedrooms. The landscaped garden has been designed with low maintenance in mind and is a great space in which to relax with family and friends.

The primary school is only a few minutes walk away, with older children catching a bus to Steyning Grammar from a couple of stops nearby. There is a choice of places to eat, or to grab a drink, with the village church, shops and cafe all close by.









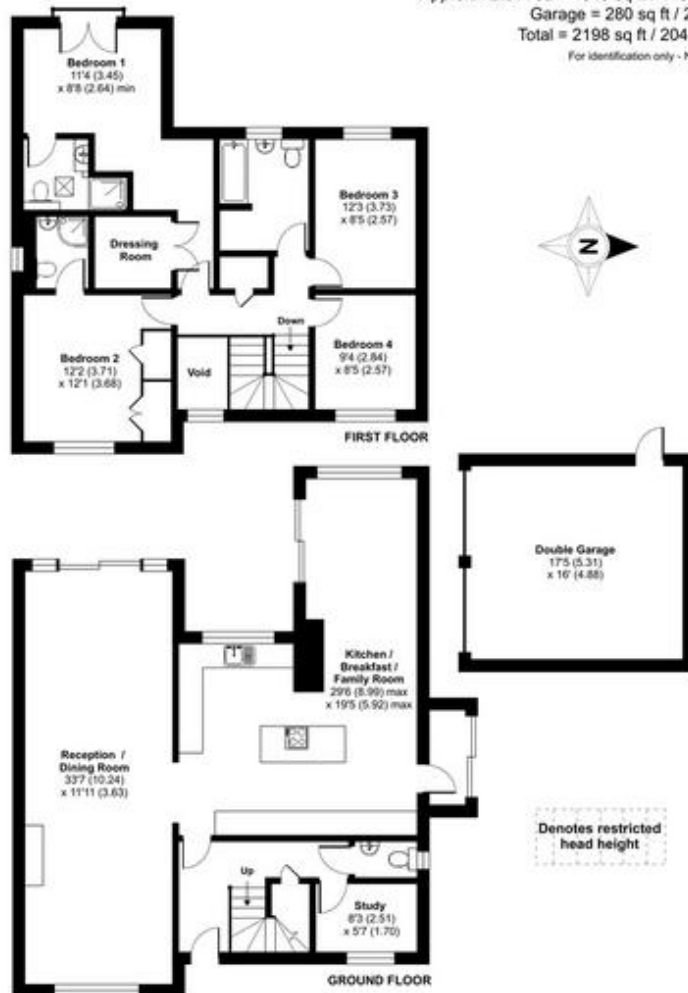
## Posthorses, Ashington, RH20

Approximate Area = 1918 sq ft / 178.1 sq m

Garage = 280 sq ft / 26 sq m

Total = 2198 sq ft / 204.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © mchecorn 2025. Produced for Lundy-Lester Ltd. - REF: 1385710

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## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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