



Staples Barn | Annington Road | Bramber, Steyning | West Sussex | BN44 3WA

H.J. BURT
Chartered Surveyors : Estate Agents



Staples Barn | Annington Road | Bramber, Steyning | West Sussex | BN44 3WA

Guide Price: £1,425,000 | Freehold



- An exceptional modern home within the South Downs National Park with stunning accommodation extending to c. 3,916 sqft (364 sqm). Freehold. Council Tax 'F'. EPC 'C'.
- With beautifully presented accommodation & fine views over its garden & land to the adjoining South Downs.
- Living room with bi-fold doors, kitchen/dining room, principal ensuite bedroom with dressing room, two further ensuite bedrooms & fourth double bedroom & shower room.
- Integral garage, workshop, wash/dog room, utility room.
- Landscaped garden with wonderful views, heated pool, garden store, barbeque/bar & games room. Overall, c. 1 acre (0.40 Ha).
- Steyning 1 mile, Shoreham-by-Sea 5.5 miles, Worthing 8.5 miles, Brighton 12 miles, Gatwick 28.25 miles.

Description

Staples Barn comprises a beautifully finished and very spacious modern redevelopment of a range of former farm buildings set in the South Downs National Park with stunning views across its garden and land to the immediately adjoining South Downs. Nestling at the edge of the Downs on the edge of the minor country lane, Annington Road, the property is conveniently placed less than 1 mile from the centre of the old market town of Steyning and within the South Downs National Park. Externally, the property includes mellow external part weather boarded and sheeted elevations with crisp modern double glazing throughout and high levels of insulation with air-source heat pump and an energy performance rating of 75/C and **underfloor heating throughout the ground floor**.

The **electric gated entrance** leads into the front of the property forming a courtyard with **integral garaging and store** with front door into the **kitchen/dining room with sensational views with bi-fold doors leading out to the terrace**. The vaulted accommodation and tiled flooring give a great sense of volume and light with exposed roof timbers and neutral interior finishes with feature exposed brick wall to one side and **modern fitted kitchen units** with twin ovens, hob, twin fridges, sink and a comprehensive range of fitted cupboards as well as a central island unit. The adjacent **living room also enjoys the fine view over the garden and beyond** and with similarly vaulted roof and bi-fold doors to the terrace tiled flooring with **underfloor heating**.



The **guest ensuite double bedroom** includes a **walk-through dressing room** with range of fitted wardrobes and smart neutral bathroom suite and which suite layout is mirrored to **double bedroom 3**. Accessed from a staircase from the living room is **double bedroom 4** with eaves storage cupboards and ground floor **shower room/cloakroom**.

The **generously appointed principal bedroom suite** includes a large bedroom with bi-fold doors to the terrace and **luxuriously fitted ensuite bathroom** with separate bath, shower and twin basins and with staircase a **comprehensively fitted first floor dressing room** with cupboards, drawers and central unit. At the rear of the house is the useful **integral garage** and **dog washroom or store** and further **utility/plant room** and with this part offering **potential for an annexe conversion** (subject to any consents).

Outside, **the garden with its sensational views** over its adjoining land and beyond has been carefully landscaped with areas of paving, lawn, pergola and mixed planting and with **swimming pool** with adjoining pool plant store and **bar and indoor games/dining area to one side** and to the other side a useful range of timber outbuildings and stores. Stretching beyond the garden is a useful further area of pasture land from which to enjoy the beautiful Downland setting and with the **property as a whole extending to c. 1 acre**.

Location

The property occupies a very attractive semi-rural location in the South Downs National Park just outside of the old market town of Steyning. Steyning includes an extensive range of shops and facilities centred around a vibrant traditional High Street within 1 mile and also including schools for all age groups, health and sports centre with swimming pool and many other community facilities.









Shoreham by sea, approximately 5.5 miles to the South-East has a mainline railway station (with services along the South coast to Gatwick and London Victoria) a small airport and a harbour. The cosmopolitan city of Brighton with its excellent range of shops and recreational facilities is approximately 12 miles, whilst Worthing is approximately 8.5 miles. To the North, Gatwick is circa 28.25 miles.

Sporting & Recreation

Racing at Goodwood, Fontwell, Brighton, Plumpton & Lingfield. Golf at Albourne, Pyecombe, Devil's Dyke, Worthing, Horsham & Pulborough. Equestrian events at Henfield, Pyecombe & Hickstead. Sailing at Shoreham-by-Sea, Brighton Marina & Chichester. Theatre at Shoreham, Horsham, Brighton & Chichester. There is a good range of state and independent schools in the area.

Information

Property Ref: HJB03333. Photos & particulars prepared: May 2026 (Ref RBA).

Services: Mains water, electricity, air-source heating with underfloor heating to the ground floor and air-conditioning to part, modern shared private drainage system.

Tenure: Part of freehold title number WSX310415. Council Tax Band: 'F'.

Local Authority: South Downs National Park & Horsham District Council.

Directions: what3words//incisions.retained.recording

From Steyning High Street proceed South-East out of town on Bramber Road which merges with Clays Hill and then take the right/Southbound turning into Maudlin Lane and continue along Maudlin Lane until it merges with Annington Road. Thereafter continue along Annington Road and the property will be found on the right-hand side as shown on the appended plan. Annington Road continues South before merging with Coombes Road and with access to the A27 further South.

Viewing: H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

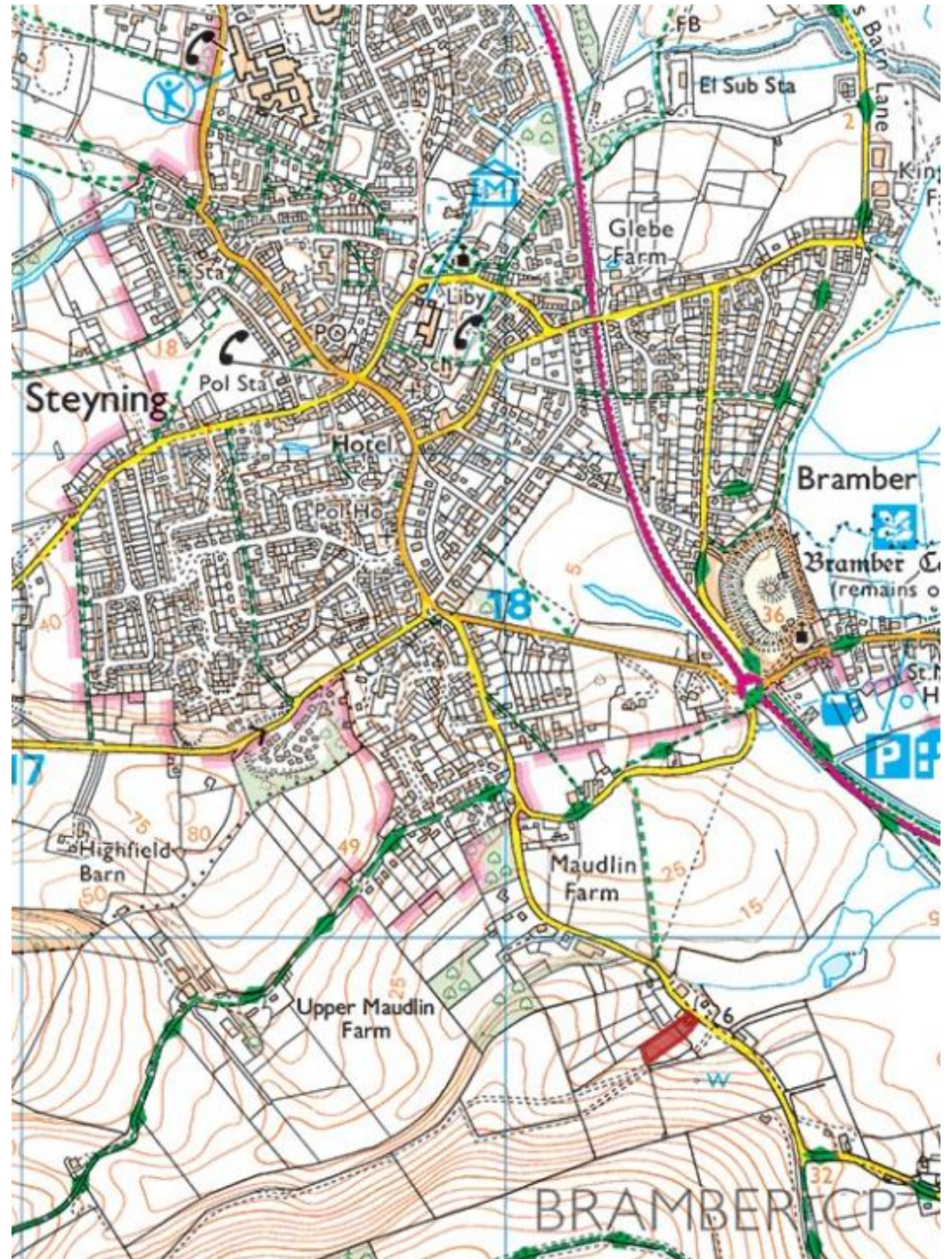
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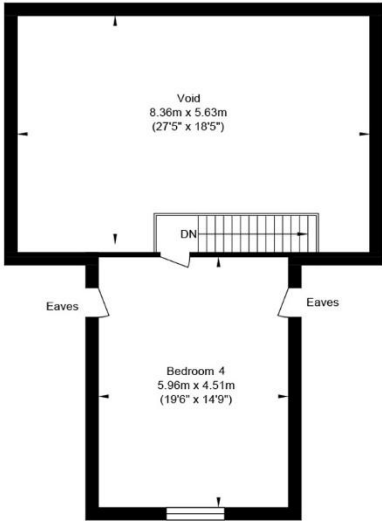




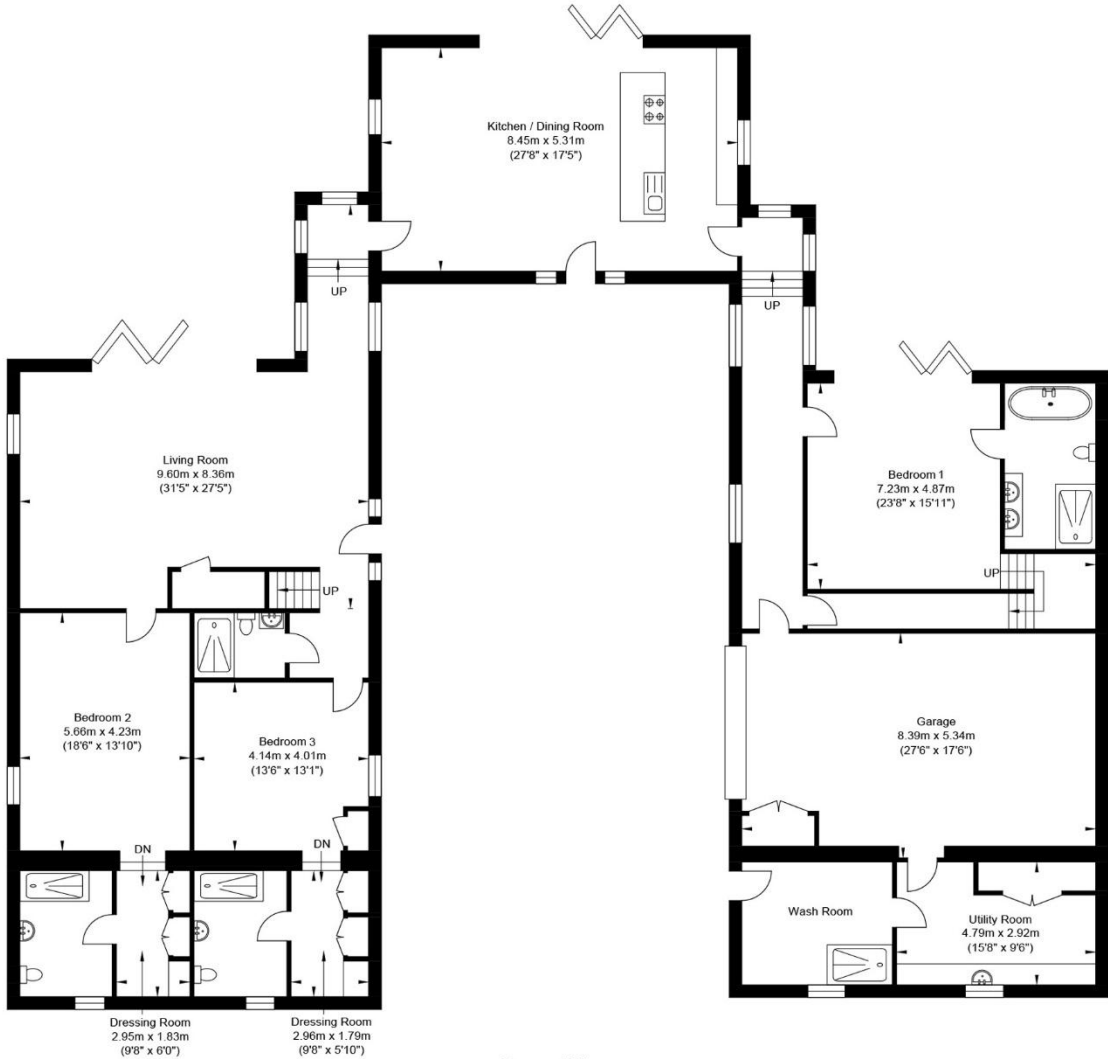


Annington Road

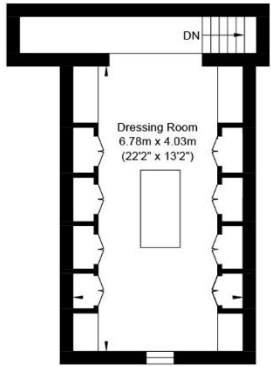
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First Floor
Approximate Floor Area
328.73 sq ft
(30.54 sq m)



Ground Floor
Approximate Floor Area
3227.13 sq ft
(299.81 sq m)



First Floor
Approximate Floor Area
360.37 sq ft
(33.48 sq m)



Approximate Gross Internal Area (Including Garage / Excluding Void) = 363.83 sq m / 3916.23 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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