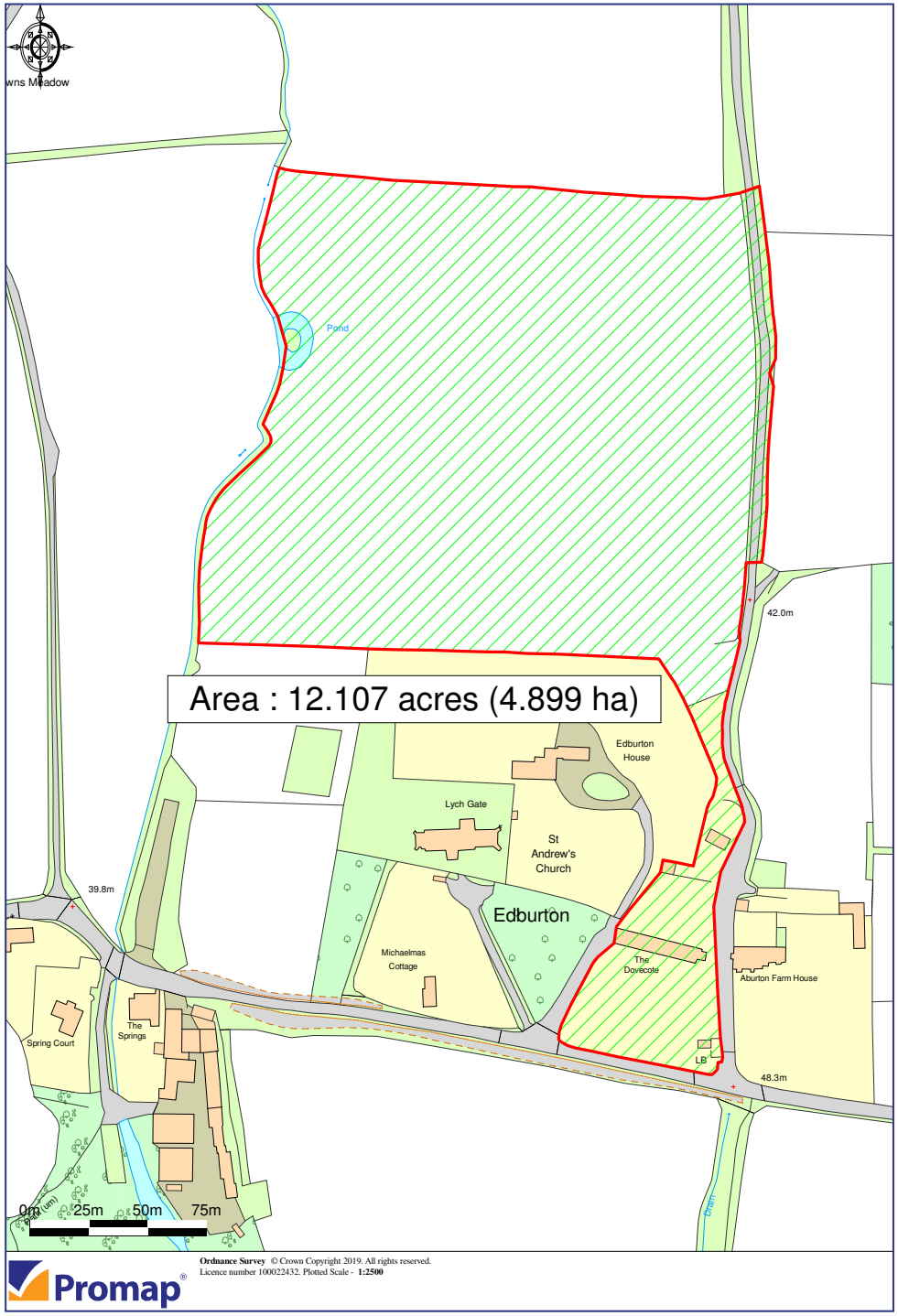
THE DOVECOTE

Edburton, West Sussex

HAMPTONS INTERNATIONAL



The Dovecote

Edburton Road, Edburton, West Sussex, BN5 9LN

A stunning flint barn conversion at the foot of the South Downs with beautiful views to the North and South. Wonderful gardens and separate field, in all some 12 acres.

Summary of Accommodation

4 Bedrooms, 3 Bath/Shower Rooms (2 Ensuite), Drawing/Dining Room, Kitchen, Study,
Garage, Store, Tractor Shed, Machinery Store Area, Garden,
In all about 12.1 acres (4.9 ha)

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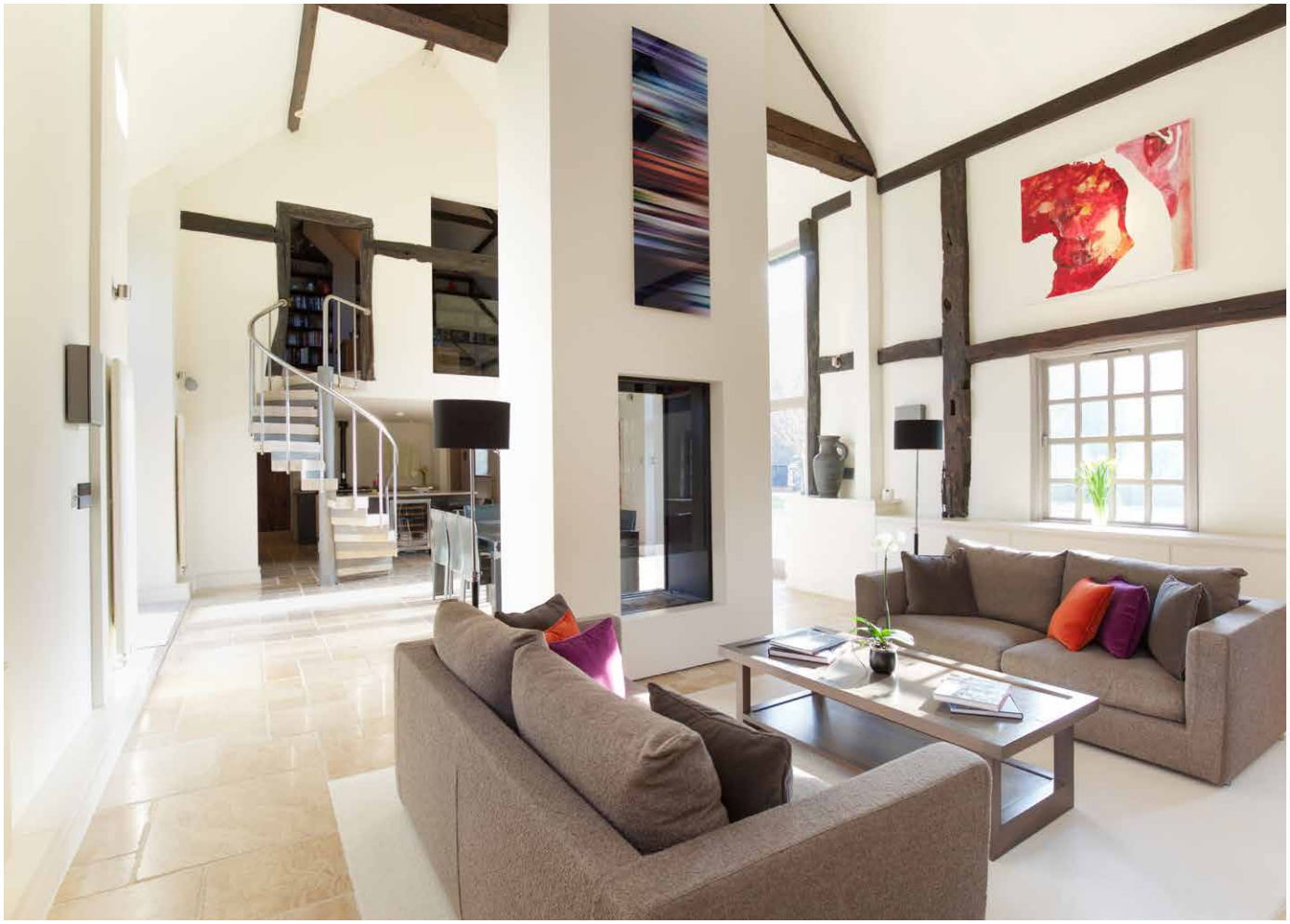
Description:
The Dovecote is a sensational award winning barn conversion nestled at the foot of the South Downs within the South Downs National Park. The property offers extremely well planned accommodation. The living accommodation is set in the western barn and offers a sensational full height drawing room with views to the North & South via windows and full height glazing/French Doors, a double sided central fireplace creates a stunning feature. This room is open-plan to a beautifully fitted Plain English kitchen with built in Miele applicances with a utility room beyond. A bespoke staircase leads to the mezzanine level which provides further living space and could make either an ideal snug or study. The bedroom wing provides a family bathroom and four bedrooms, all of them generous double rooms. The ground floor guest suite provides built in wardrobes and an ensuite shower room, together with French doors to the front. On the first floor the master bedroom is a wonderful space with exposed joinery and an amazing wet room within the tower of the dovecote. The whole is accessed via a generous entrance hallway which accesses all the above accommodation, together with a wc.

Outside:
The Dovecote is accessed via a long sweeping shingled driveway which passes an attractive detached garage on its way to the front of the barn. The gardens sit to the front and rear of the house, being predominantly set to lawn. The front garden features a number of Silver Birch trees, organised to provide dappled shade to the front of the house. There is a deck to the front of the property, leading from the drawing room for dining with a view of the Downs. To the rear can be found a detached store and a further three bay timber building. Beyond this is a concreted forecourt and then a driveway to the large field. In total the whole amounts to some 12.1 acres.

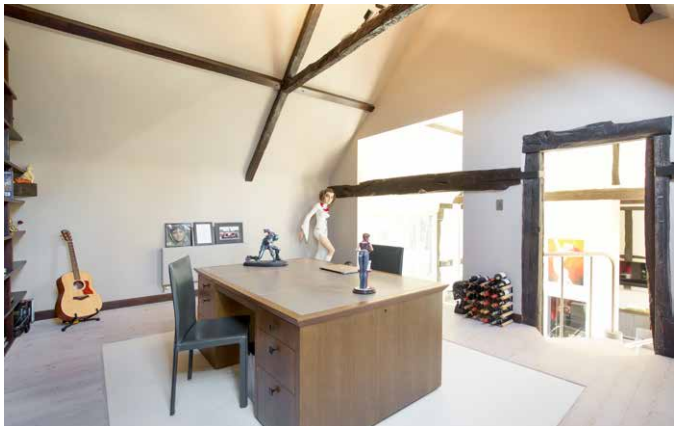
Situation:
The Dovecote lies within the South Downs National Park close by to St Andrews Church in the Hamlet of Edburton. The neighbouring Downland Village



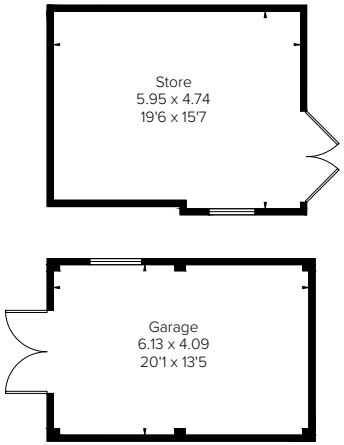
of Fulking, is renowned for its period cottages and houses and its well known country inn, The Shepherd and Dog. The village of Henfield which provides an excellent variety of shops and facilities is about 4 miles to the north-west. The thriving City of Brighton & Hove has an array of restaurants, shops and cafes together with its theatres and cultural side. London can be accessed from Hove in just over an hour by mainline train. Nearby are excellent schooling facilities including Poynings Pre and Primary School, Burgess Hill School for Girls, Hurstpierpoint College and Steyning Grammar School. Local activities including Golf at The Dyke Golf Club and horse racing at Plumpton, horse riding and many miles of walks on the Downs. Gatwick Airport is approximately 36 miles north and can be accessed via road or rail.

Directions:
From Henfield village proceed south, through Small Dole and then turn left sign posted to Edburton and Fulking. Continue on this road, passing Springs Salmon shop and the entrance to The Dovecote will be found after about another 100 metres on the left hand side.

Viewings
All viewings are strictly by appointment with the vendor's sole agents. Tel. 01403 211766.



Approximate Gross Internal Area = 285.7 sq m / 3075 sq ft
Garage = 25.2 sq m / 271 sq ft
Store = 27.6 sq m / 297 sq ft
Outbuilding = 41.7 sq m / 449 sq ft
Total = 380.2 sq m / 4092 sq ft



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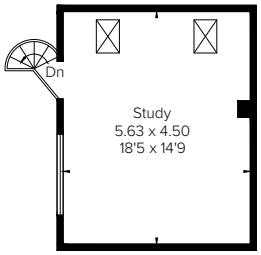
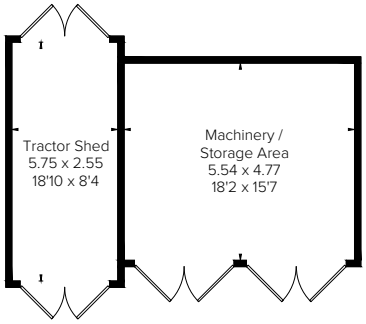


First Floor



Outbuilding

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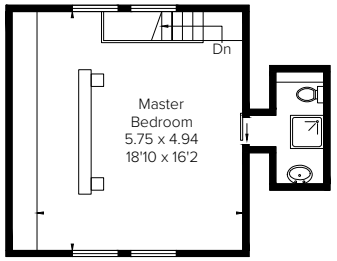
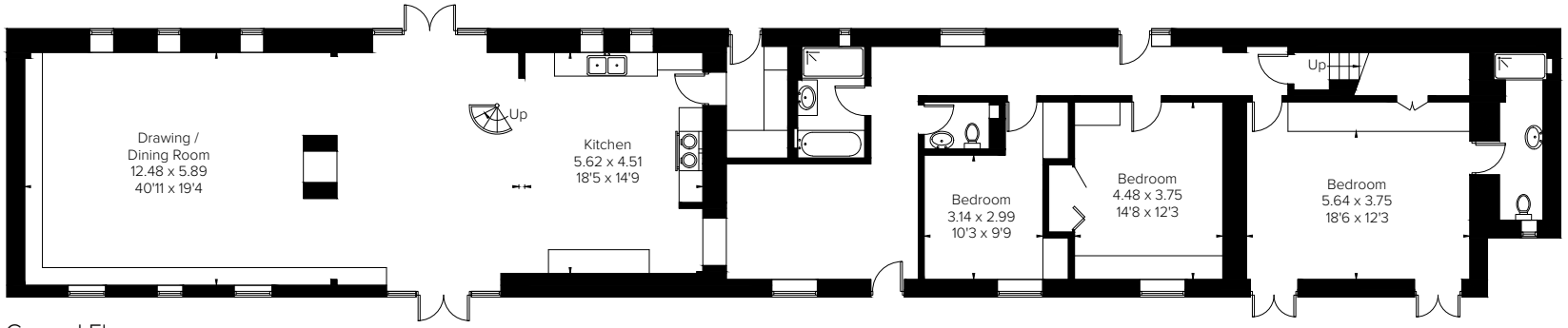


First Floor



Ground Floor

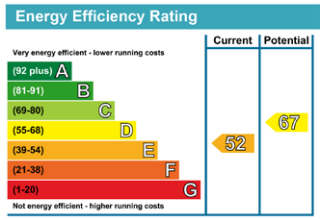


Illustration for identification purposes only. Not to scale
Ref: 225193

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.