



Honeycomb House | Findon Village | BN14 0RR
Guide Price **£1,400,000**

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Welcome to this impeccably maintained and thoughtfully upgraded five bedroom, five reception room detached house, lovingly tended to by its current owners over the past decade. This executive residence stands as one of three prestigious properties crafted in 2014 by the esteemed builders, Hill Reed. Nestled in the heart of popular Findon Village, secluded at the end of a private road, this exceptional property offers a rare opportunity to experience luxurious living in an idyllic setting, combining modern comforts with timeless elegance.

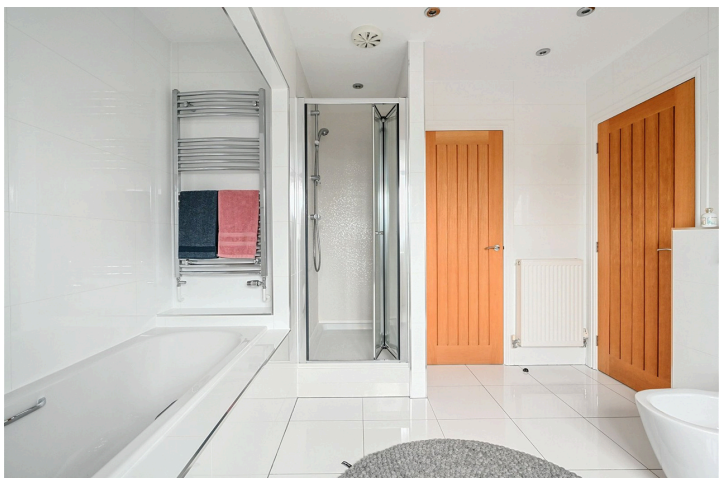


A home of style & sophistication




Boasting a 0.3 Acre Plot





Property details: Honeycomb House | Findon Village | BN14 0RR

Key Features

- Stunning Detached House
- Five Bedrooms
- Five Reception Rooms
- Two En-Suites, Family Bathroom & Cloakroom
- Beautifully Presented
- Set in a Third Acre Plot with Lovley Countryside Views
- Manicured Gardens
- Ample Off Road Parking
- Double Garage
- Exclusive Village Location



5 Bedrooms



3 Bathrooms



5 Reception Rooms



Idyllic Village Setting

INTERNAL

Upon entry, the striking hallway captivates with its architectural charm, featuring a split central staircase that serves as the centrepiece of this distinguished home. Five reception rooms offer versatility and space, including a dual-aspect South facing sitting room boasting an impressive feature gas fireplace and seamless access to the rear garden, perfect for entertaining or enjoying peaceful moments in the sunshine. The dining room sets the stage for unforgettable culinary experiences, providing an elegant backdrop for formal dinners or intimate gatherings with loved ones. A dedicated study offers a tranquil haven for work, while a cosy family room provides the perfect setting for relaxation and leisure. The immaculate kitchen is a chef's delight, boasting integrated appliances and gleaming quartz worktops, while a conveniently located utility room provides easy access to the rear garden. Recently renovated, the ground floor cloakroom/WC adds a touch of modern luxury. Ascending the stairs, access to the large loft via a pull-down ladder offers additional storage or potential for expansion. You will discover five generously sized bedrooms, each adorned with built-in wardrobes for ample storage. The principal bedroom is a sanctuary unto itself, boasting a walk-in wardrobe and a spacious four-piece en-suite bathroom. A second bedroom features its own en-suite shower room, ensuring comfort and convenience for guests or family members.

EXTERNAL

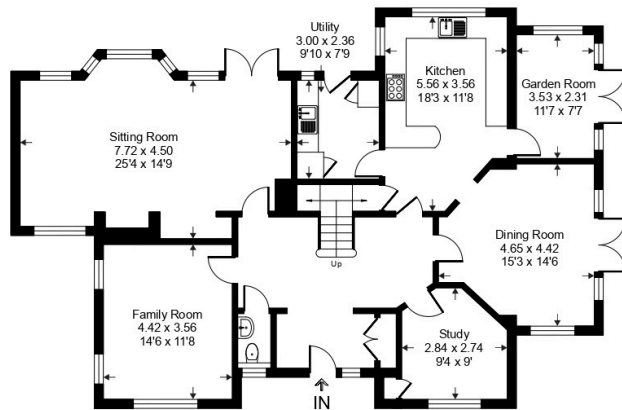
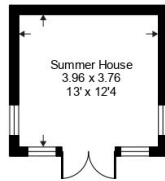
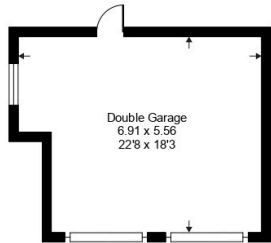
Outside, the property sits on a third of an acre, with a beautifully landscaped South West facing rear garden offering picturesque countryside views. The meticulously landscaped gardens feature an automatic self-watering system, built-in external lighting, and multiple patio areas, ideal for al fresco dining or relaxing in the serenity of nature. Additionally, a cabin at the rear of the garden, equipped with electricity, presents endless possibilities as a home office, gym, or summer house. Ample off-road parking is provided in front of the detached double garage with a large pitched roof.

LOCATION

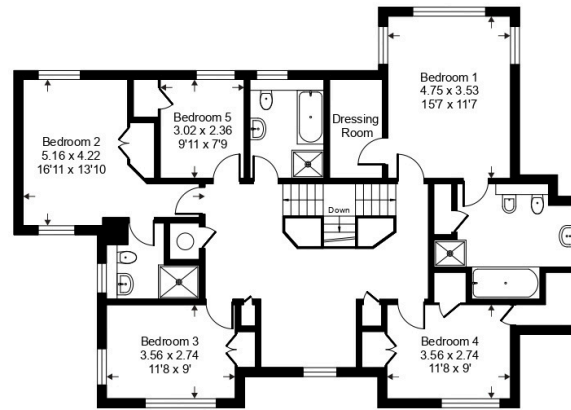
This executive residence stands as one of three prestigious properties crafted in 2014 by the esteemed builders, Hill Reed. Nestled in the heart of popular Findon Village, secluded at the end of a private road. Findon Village, which is nestled at the foot of the South Downs with lovely countryside walks including access to the South Downs Way and the local landmarks of Cissbury and Chanctonbury Ring, but also miles of bridle paths and home of a well known racing stables. Locally there is a selection of restaurants, traditional pubs and shops. Findon manor hotel and a church are nearby. The area is very popular with families and has an excellent local primary school St John the Baptist which takes children from 4-11 years old, with an Ofsted rating of 'Good', with Early Years rating of 'Outstanding'. Easy access to the A24 and A27 and bus routes nearby. West Worthing Railway station is approximately 3.5 miles away and Worthing town centre under 5 miles.

Honeycomb House, BN14

Approximate Gross Internal Area = 260 sq m / 2800 sq ft
 Approximate Garage Internal Area = 36 sq m / 385 sq ft
 Approximate Outbuilding Internal Area = 15 sq m / 160 sq ft
 Approximate Total Internal Area = 311 sq m / 3345 sq ft



Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property Details:

Floor area as quoted by EPC: 2669SqFt

Tenure: Freehold

Council tax band: G

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floor plans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.