Church Farm House, Church Lane, Sompting, West Sussex

Strutt & Parker

Land and property. Since 1885.

Main house internal area 4,955 sq ft (460 sq m) | Freehold
Exceptionally well presented throughout and with easy annexe potential
4 reception rooms | 6 bedrooms
5 bathrooms | Triple garage | 2.95 acres

Guide price £1,795,000

An outstanding Grade II Listed period house with beautifully appointed accommodation and enchanting gardens and land, in a picturesque South Downs village setting.

Church Farm House is a fine detached period home, offering almost 5,000 square feet of beautifully appointed accommodation, which retains various attractive original details combined with elegant, bespoke modern styling.

The house although very generous in size has a very calm and welcoming feel and dates from the 18th century, with substantial alterations in the 19th century, and features handsome flint cobbled elevations with red brick dressings outside, while inside there are six bedrooms and four immaculate reception rooms. These include the generous, 29ft drawing room with its splendid original fireplace, fitted with a logburner. There is also a formal dining room, a home office with exposed beams overhead and two gyms towards the rear, one of which has original flagstone flooring. In addition, the ground level has a social, open-plan kitchen contrasting modern units and Miele integrated appliances with rustic original beams and ironmongery. Double doors open and link the stunning kitchen/breakfast room which is a superb hub of the home out to the south-facing sun room.

Two staircases lead to the upper level, where there are five immaculate double bedrooms, one of which is currently used as a massage treatment room, with a mezzanine level above. There is a generous principal bedroom with expertly crafted built-in wardrobes and a luxury en suite bathroom, while one further bedroom is also en suite. Stairs continue to the second floor, where there is a further bedroom or play room, with an en suite bathroom.

The property has delightful gardens to the front and rear, with the walled, south-facing front gardens including lawns and various shrubs either side of a central pathway. At the rear, the gardens extend far beyond the house into the beautiful downland landscape and include expansive patio areas, with elevated lawns, meadows and wooded areas beyond. Vehicles enter via the gravel driveway at the front, which leads to a large parking area and a detached triple garage at the side.

Location

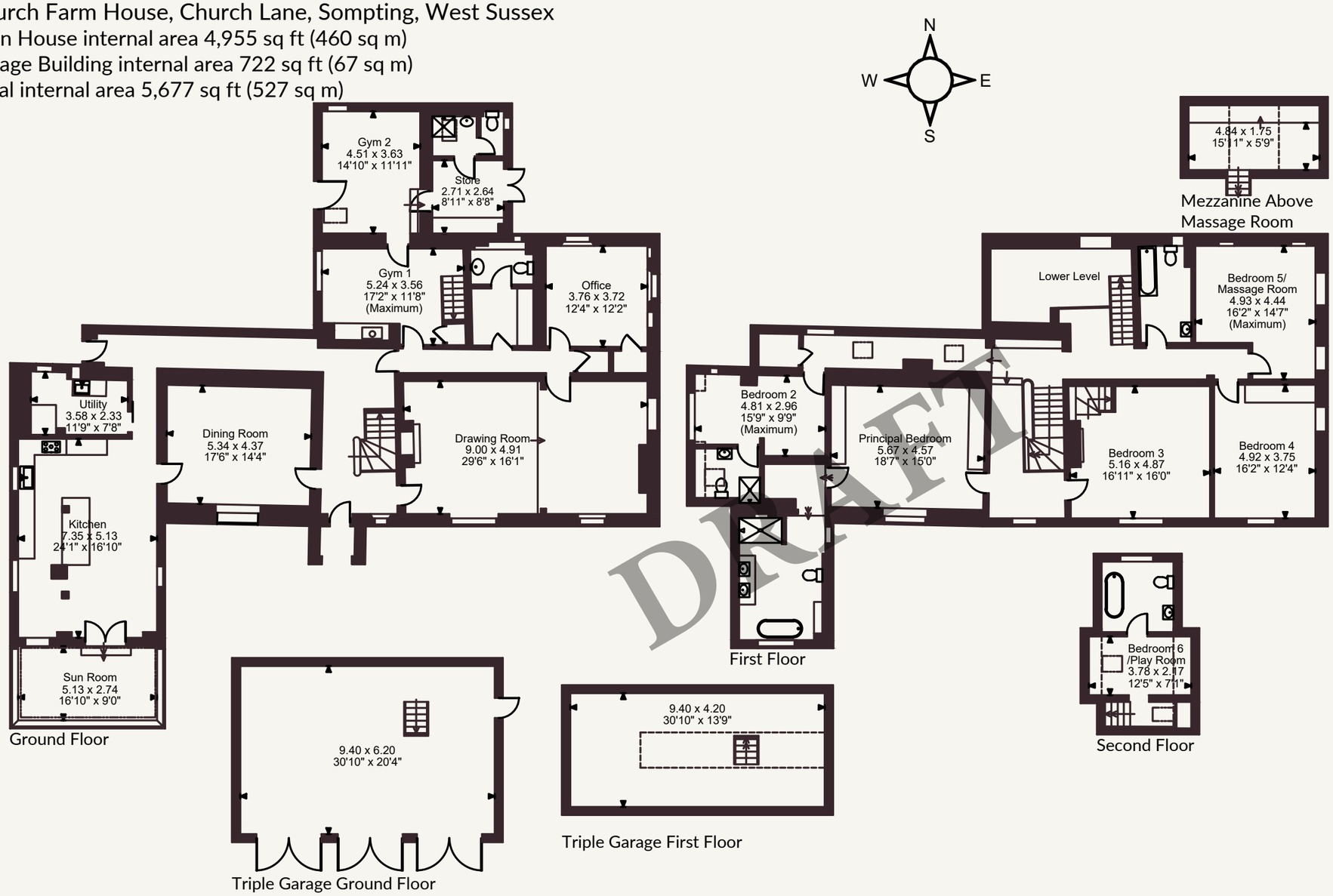
The property is situated in the historic village of Sompting, at the foot of the South Downs National Park in West Sussex, between the coast and the rolling chalk downland. The village has a Saxon parish church, a village hall, a recreation ground and a selection of local shops, while the town of Worthing, approximately two miles to the west, provides a comprehensive range of everyday amenities, including supermarkets, high street shops, restaurants, cafés and leisure facilities. Schooling is well catered for locally, with primary schools in the village, the well-regarded Sompting Abbotts preparatory school, and state secondary schools in both Worthing and Lancing. Lancing station, approximately one and a half miles away, offers rail services to Brighton and London Victoria in around 90 minutes, while the A27 provides convenient road access along the South Coast towards Brighton to the east and Chichester to the west.

Postcode region: BN18

General

Local Authority: Adur & Worthing Council
Services: All mains services. Gas fired boiler.
Council Tax: Band G
EPC Rating: D
Mobile and Broadband checker: Information can be found here
https://checker.ofcom.org.uk/en-gb/

Church Farm House, Church Lane, Sompting, West Sussex
Main House internal area 4,955 sq ft (460 sq m)
Garage Building internal area 722 sq ft (67 sq m)
Total internal area 5,677 sq ft (527 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊏⊐ Denotes restricted head height
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