



Quarry House

New Barn Road, Amberley, West Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A fine detached, beautifully appointed period house, with enchanting gardens, in the heart of the South Downs

A handsome detached period house, set in an idyllic position on the edge of Amberley village, surrounded by the beautiful rolling countryside of the South Downs National Park. The property features a wealth of highly attractive original details, alongside elegant, airy accommodation, all set in over two and a half acres of delightful gardens



4 RECEPTION ROOMS



5/6 BEDROOMS



2 BATHROOMS



SWIMMING POOL OUTBUILDING



2.65 ACRES



FREEHOLD



RURAL/ VILLAGE



4,157 SQ FT



**GUIDE PRICE
£2,250,000**



The property

Quarry House is a handsome period property, dating from the Victorian era and featuring various splendid original details, including high corniced ceilings, large sash windows and beautiful tiled fireplaces. The property features up to six bedrooms and more than 4,000 square feet of stylishly appointed accommodation arranged over four floors.

On the ground floor, the welcoming entrance hall features wooden parquet flooring and ornate ceiling plasterwork, as well as a fine turned staircase leading to the galleried first-floor landing. Either side of the reception hall are two reception rooms at the front. Both rooms have fireplaces, while the drawing room also provides access to the sunny orangery with south-facing aspect and access to the covered outside dining area with vaulted glazed roof lantern. Towards the rear of the ground floor, the sitting room offers additional space in which to relax, while the 33ft kitchen and dining room provides further social space for everyday living or entertaining. The kitchen itself has stylish, polished stone worksurfaces, modern fitted

units, integrated appliances, a central island with a breakfast bar and an Aga. The cellar provides a utility room for further appliances and plenty of additional storage space.

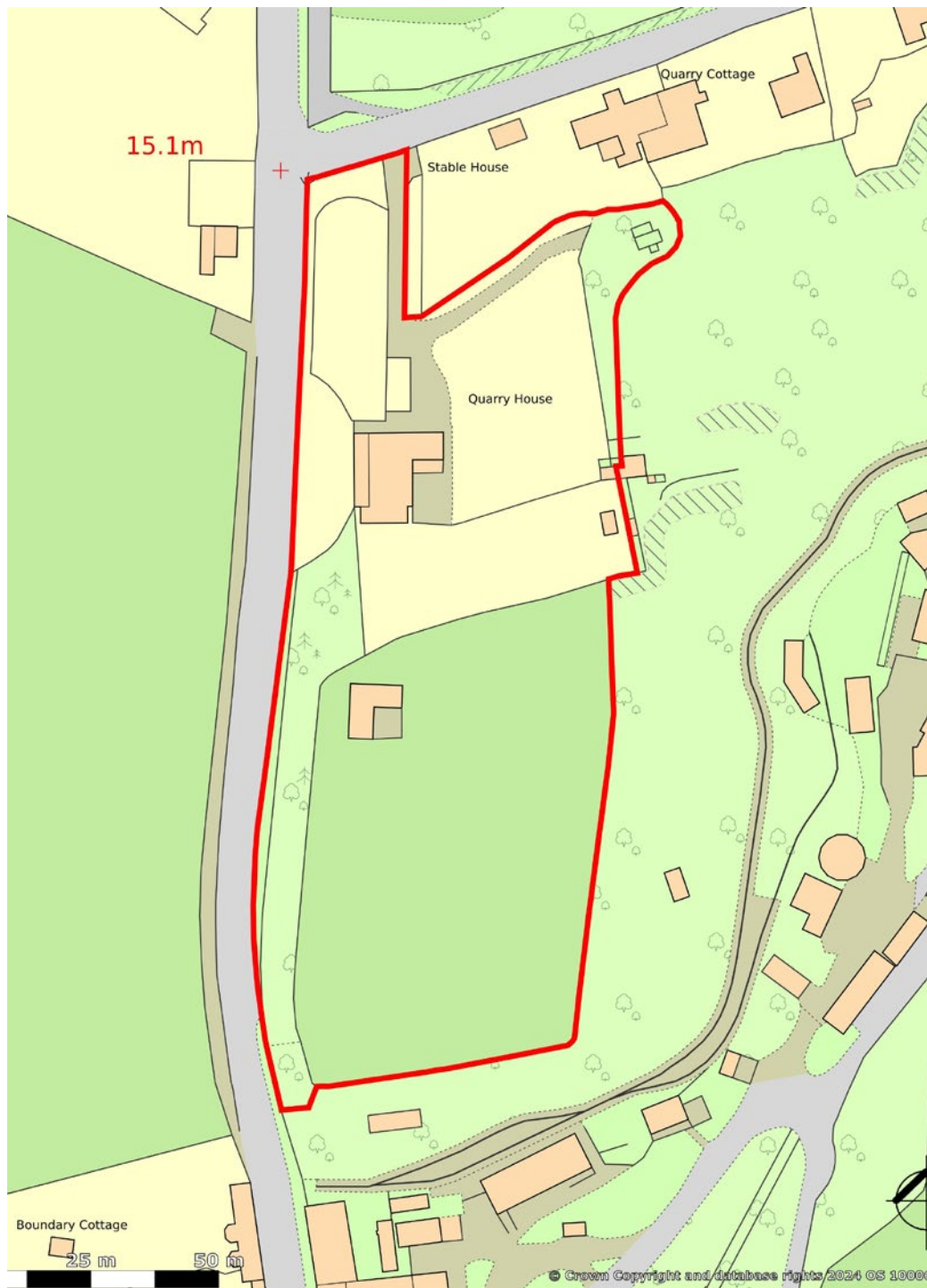
The first-floor is approached via an impressive staircase to a spacious landing with a study/library area which enjoys far reaching views over the Arun Valley. The bedroom accommodation is arranged over two floors, with the first floor providing four well-presented bedrooms, two at the front of the property enjoying the stunning views, including the principal bedroom with dressing/luxury en suite bathroom with bathtub, a separate shower unit and extensive built-in storage. The three further bedrooms on this level are served by a contemporary shower room, and the well designed storage/dressing room area provides access to the third bedroom and stairs to the second floor, home to two rooms which could be used to create a guest suite with two bedrooms or a bedroom with sitting room.











Outside

The entrance is to the north of the house, with a driveway leading through the grounds to a parking area in front of the house, and space for additional parking to the west of the house. The extensive gardens and grounds are a particular feature and extend to more than 2.5 acres and include beautiful rolling lawns, mature trees and hedgerows and colourful flowerbeds, including ornamental rose beds. There are also patio seating areas to the side and rear of the house, partially shaded by pergolas. An outdoor heated swimming pool, approached via a lattice arch, has a paved surround and summer house with power and light. Additionally, a separate area of garden has raised vegetable beds for growing your own produce. Beyond the garden to the south, there is a grassy paddock of about an acre, with a stables block and separate gated access to the road.

Location

The property is on the South Downs Way in an idyllic location, on the edge of Amberley village and surrounded by the beautiful countryside of the South

Downs National Park, close to the River Arun. Amberley village has a local shop, post office, three pubs, tea rooms, a well regarded primary school, a pottery and the 12th Century Amberley Castle, now a luxury hotel. Historic Arundel, with its magnificent castle sitting in a commanding position overlooking the town is just four miles away. Arundel has plenty of amenities and facilities, including a good selection of shops, supermarkets, restaurants and cafés, and there are several reputable schools in the vicinity.

The area is well connected to reach the large towns and cities nearby, including The Cathedral City of Chichester which offers an extensive range of shopping, cultural and leisure amenities, including the renowned Festival Theatre, Pallant House Gallery and cinemas. The Goodwood Estate to the north of Chichester offers a horse racing calendar and annual events for motoring enthusiasts including the Festival of Speed and Revival. As well as Goodwood House there is also a golf course, country club and small airfield. Amberley station offers services to London Victoria, London Bridge and Gatwick Airport.

Distances

- Arundel 4.0 miles
- Storrington 4.1 miles
- Pulborough 6.5 miles
- Chichester 12.0 miles
- Worthing 14.5 miles
- Gatwick Airport 24 miles
- London 46 miles

Stations

- Amberley
- Arundel
- Pulborough

Key Locations

- Arundel Castle
- Amberley Museum
- Parham House & Gardens
- Weald & Downland Living Museum
- Bignor Roman Villa

- Tangmere Military Aviation Museum
- Goodwood House Estate
- Fishbourne Roman Palace
- Petworth House & Park
- Chichester Cathedral
- Chichester Festival Theatre

Schools

- Amberley CofE Primary School
- Arundel CofE Primary School
- St Philip Howard Catholic School
- Dorset House School
- Great Ballard School
- Slindon College
- Lancing College
- Beadales
- Windlesham
- Westbourne House School
- Oakwood School

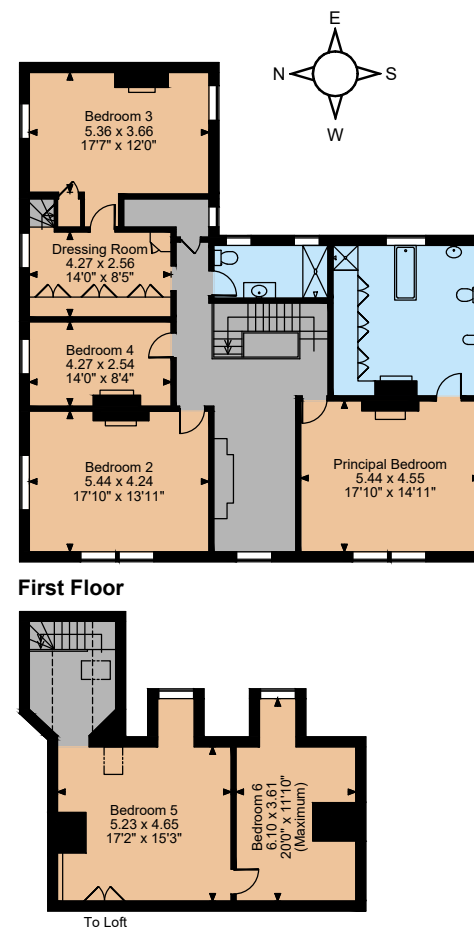




The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Floorplans

Main House internal area 4,157 sq ft (386 sq m)

Basement internal area 665 sq ft (62 sq m)

Outbuilding internal area 661 sq ft (61 sq m)

Total internal area 5,483 sq ft (509 sq m)

For identification purposes only.

Directions

BN18 9LT

what3words: ///noise/offices/dimension

General

Local Authority: Horsham District Council

Services: Mains electricity, gas and water. Private drainage. We understand that the private drainage at this property does comply with the relevant regulations. Further information is being sought.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

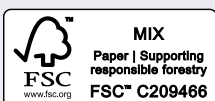
EPC Rating: G

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