



# Beeding Court

Shoreham Road, Upper Beeding, West Sussex

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## An exceptional Grade II listed house combining period details with modern elegance, in a popular village setting

A magnificent period house with a sprawling layout, two annexes and several further outbuildings. Set in a sought-after position in the small village of Upper Beeding, overlooking the River Adur and surrounded by the beautiful rolling countryside of the South Downs, yet moments from the charming and popular town of Steyning.



**HOUSE 5  
ANNEXE 1  
CABIN 1**



**HOUSE 7  
ANNEXE 1  
CABIN 2**



**HOUSE 4  
ANNEXE 1  
CABIN 2**



**GARAGE**



**7 ACRES**



**FREEHOLD**



**VILLAGE**



**4868 SQ FT**



**GUIDE PRICE  
£2,500,000**

### The property

Beeding Court is a stunning Grade II listed house that blends elegant contemporary styling and fittings with delightful period features throughout. Dating from the 17th century or earlier, the property offers over 4,500 sq ft of beautifully appointed accommodation, featuring exposed timber beams, brickwork, and handsome original fireplaces, among other historic details.

The five comfortable ground-floor reception rooms include a generous main reception with an impressive inglenook fireplace, while the ground floor also includes a dual aspect sitting room and a snug, both of which have fireplaces fitted with log burners. The study provides private space for home working, while the long dining room features bi-fold doors opening to the south-facing garden. Adjoining the dining room, the 28ft kitchen and breakfast room has tiled flooring, fitted units, a central island/breakfast bar and an Aga. A glass-roofed atrium connects the kitchen to the utility room for further storage, as well as to the guest bedroom with its en suite shower room.

There are three double bedrooms on the first floor, including the luxury principal bedroom with its large dressing room and en suite bathroom, which has a freestanding bathtub and a separate shower. The family bathroom is also found on the first floor, with stairs continuing to the second floor, where there is an open sitting area, plus three additional bedrooms among the timber eaves, one of which has an en suite bathroom.

The beautifully presented detached annexe features an open-plan layout with a 31ft sitting room and kitchenette with bi-folds opening to the garden, providing space for a seating area and a dining table. There is also a double bedroom with an en suite shower room. Additional accommodation is available in the cabin, which has an open-plan sitting area, dining area and kitchen with dual French doors opening to a decking area, as well as two double bedrooms en suite.









## Outside

The house is set within extensive gardens and grounds, which back directly onto the River Adur, with open fields beyond. At the entrance, five-bar wooden gates open to the gravel driveway, providing access to plenty of parking space. The gardens include rolling lawns and meadows, a courtyard garden with patio and gravel terracing for al fresco dining, as well as raised beds and an ornamental pond, and the large decking area to the front of the cabin. There is also a walled kitchen garden, offering space for growing your own produce. The property also features numerous further outbuildings in addition to the annexe and cabin. These include the detached garaging block, which has an externally accessed shower room, plus a stables block with a kitchenette and a shower room, a workshop, a barn, three garden stores, a summer house and two greenhouses. Several of the outbuildings provide the potential for development if required, subject to the necessary consents. Beeding Court also has a private slipway onto the River Adur.

## Location

Beeding Court is situated in the village of Upper Beeding, overlooking the River Adur and surrounded by beautiful rolling South Downs countryside. The village has a local pub, a village store, a pharmacy, a village hall and a primary school, while the neighbouring small town of Steyning provides a wealth of everyday amenities, including shops, cafés, restaurants, a medical practice and several schools. The seaside towns of Worthing and Brighton are both within easy reach, offering excellent shopping, leisure and cultural facilities, while the South Downs provides plenty of superb walking, cycling and riding routes. The area is well connected by road, with the A23 nearby offering access to the M23, Gatwick Airport and the M25 beyond, while mainline rail services are available from Hassocks (50 minutes to London Victoria).



## Distances

- Steyning 1.7 miles
- Shoreham-by-Sea 3.6 miles
- Worthing 7.5 miles
- Hassocks 10 miles
- Brighton 11 miles

## Nearby Stations

- Lancing
- Shoreham-by-Sea
- Southwick
- East Worthing
- Hassocks

## Key Locations

- South Downs National Park
- Chanctonbury Ring
- Wiston House and Estate
- South Coast

## Nearby Schools

- Sompting Abbots
- Lancing College
- Windlesham House School
- Hurspierpoint College
- Burgess Hill Girls
- Brighton College







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 4,868 sq ft (452 sq m)  
 Garage internal area 649 sq ft (60 sq m)  
 Outbuilding internal area 2,762 sq ft (257 sq m)  
 Annexe internal area 494 sq ft (46 sq m)  
 Total internal area 8,773 sq ft (815 sq m)  
 For identification purposes only.

### Directions

BN44 3TN

what3words: ///relying.tilts.banquets

### General

Local Authority: Horsham District Council  
 tel: 01403 215100

Services: Mains water, gas, electricity and mains drainage. (Cabin Klargester)

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

Council Tax: Band G

EPC Rating: D

## Guildford

215-217 High Street, Guildford, GU1 3BJ

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