

#### INTRODUCING

# Shepherds Croft, BN2

5 bedrooms | 3/4 Bathrooms | 2 Reception rooms | 2263 sqft | | Self-contained annexe

A spa-like retreat set in glorious, landscaped grounds this design-led home has 3 double beds and a self-contained 1/2 bed annexe in the detached family house, and a versatile building (with a shower room) in the garden has a sun deck and sheltered 6 seater hot tub. With a garage and plentiful off street parking, it soars above a quiet no through road in a seriously exclusive location with uninterrupted views over Withdean Stadium to a woodland nature reserve. Inside 210.29m2 (2263.53 sq. ft.) of sunlit rooms balance impressive entertaining with quiet comfort – and have a meticulous finish. 10 mins from the city centre, 5 from Preston Park's direct trains to Gatwick and London, and 3 mins from local amenities, good primary and secondary schools are 4-8 mins by car, and between the sea and the National Park with open leafy views from every room, great design includes a reception of classic beauty with an open fire, a vaulted kitchen breakfast room opening to a dining/viewing terrace and a fantasy principal bedroom suite.

#### The Approach and Entrance:

Dynamic landscaping and smart off street parking for several cars deliver an inviting, lit approach to the house and garage which also has secure side gate to the private oasis – and family annexe- at the rear.

Inside has the easy flow only great contemporary design delivers where the porch with space for visitors coats opens to a bright hallway with great storage for family bags and boots as well as inviting views through the stunning kitchen breakfast room to the grounds.









#### The Living Room:

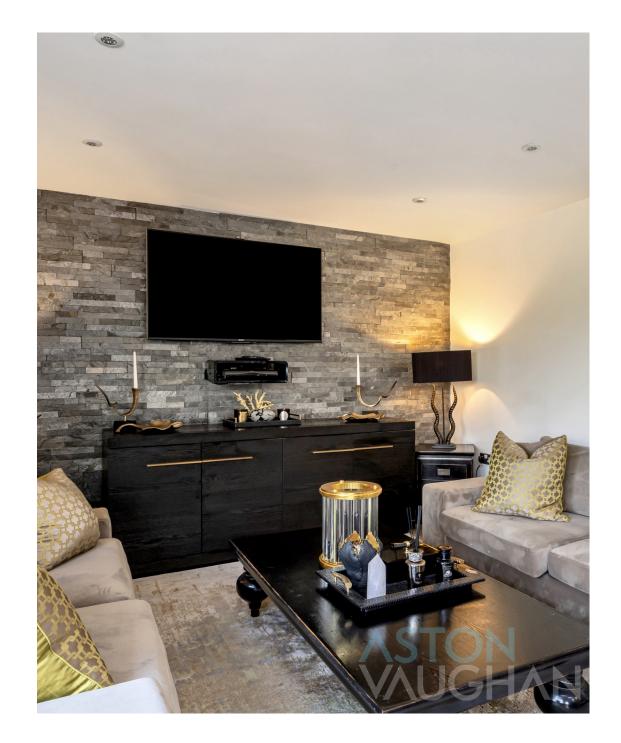
Stretching an elegant  $4.85 \times 3.76 \text{m}$  (15'10 x 12'4), the spacious reception is ideal for family time or entertaining painted in the timeless hues of Farrow & Ball with an open fireplace in classic style to ensure a warm welcome.

#### The Kitchen Breakfast Room, Dining Deck, Utility Room and Dining Room:

Full of light, the glamorous kitchen breakfast room has space for a big family table and sofas beneath a bank of vaulted skylights, and the southeast wall of glass folds completely away to bring the outside in. With 10.78 x 3.67m (35'4 x 12'0) to share, skilful design ensures that the custom made kitchen is tucked safely away from the in/out flow behind a sociable central island where friends can join you, or homework completed, as you cook on the integrated touch induction hob. Custom made with beautiful stone working surfaces, ambient lighting includes led's in the plinths and good to go, it's skilfully planned with sophisticated storage solutions, twin Siemens ovens and a coffee machine at eye level and an integrated dishwasher.

There's an easy, open flow to the glamorous dining room at the front of the house, which although connected to the kitchen breakfast room can't see the working areas. Peaceful and private, visitors can relax and enjoy dining in relaxed seclusion in a room with views over the front garden, so it is not directly overlooked.

Outside, the broad dining deck has plenty of space to enjoy, spectacular open views and steps to the garden for parties. Returning inside, the bright utility room is tucked away and has a guest w.c.





### Two First Floor Family Bedrooms and Luxury Bathroom:

The first floor is devoted to relaxation and luxury bathing. Two tranquil double bedrooms are light and airy, shimmering in designer paper and enjoying restful garden views – so they are not overlooked either. A soothing sanctuary, the spacious bathroom has high end fittings which include a shower attachment on the bath, a vanity unit beneath the hand basin and warming rails for towels.

## The Principal Suite and Juliette Balcony:

Spanning the house from front to back, the principal bedroom suite is bathed in sunlight. Instantly restful and blissfully quiet it's a dream come true with 4.86 x 3.15m (15'11 x 10'4) in which to unwind. A dressing area lined with bespoke, organised storage leads to a fabulous bathroom where the high spec finish includes a freestanding bathtub, a walk in, wet room shower, a hand basin ion a marble topped cabinet and statement window to frame the stunning, leafy setting.





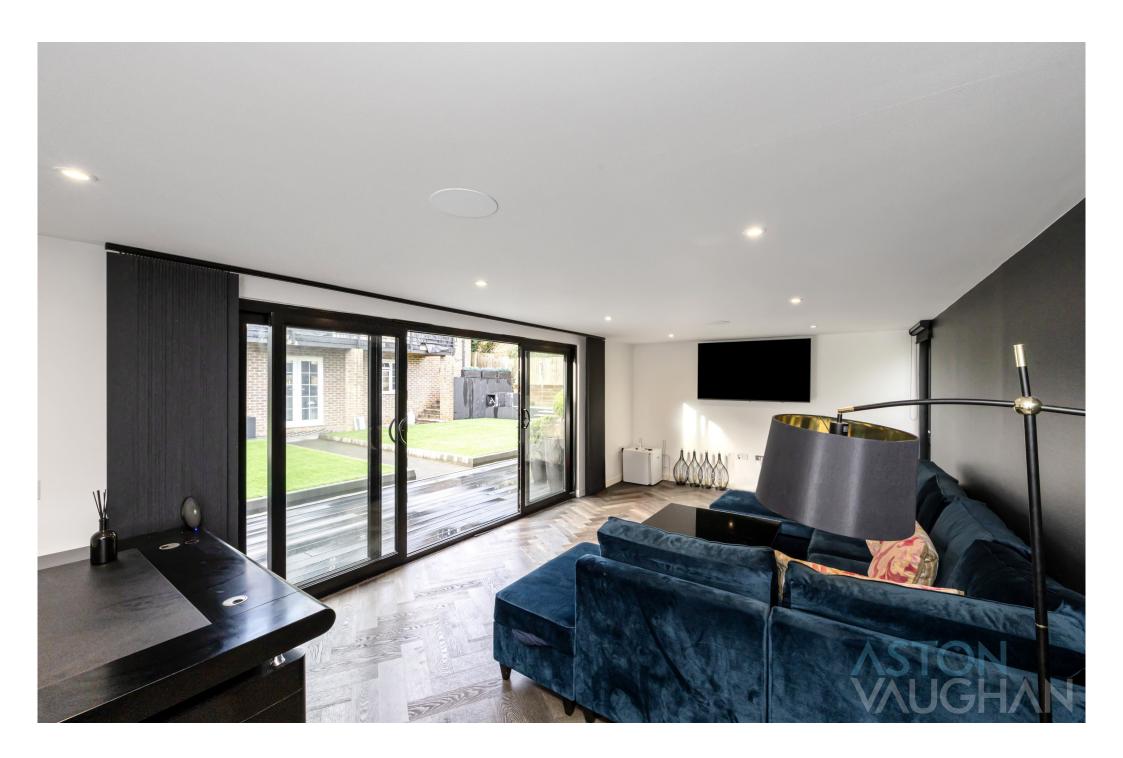












#### The Garden, Garden Room and Hot Tub:

A private paradise, it is easy to forget that you are just a few minutes from the centre of our famous coastal resort when in this sunny, southeast garden, landscaped for ease of maintenance so you have more time for fun in the sun. Ideal for a fabulous, al fresco lifestyle it is child and pet secure with central lawns large enough for games, one bordered by a mini putting green and the other by a raised spot for sunbathing.

At the far end of the garden, the outbuilding, which serves as a second reception room, is quietly tucked away from the main house, offering a peaceful retreat for those seeking some quiet time. It also opens up as more space during the summer months. The garden room is insulated, with power, and measures  $7.22 \times 3.63 \text{m}$  (23'8 x 11'10). It includes a shower room, perfect for freshening up after using the hot tub, which is located in a well-lit, sheltered area.

#### The Lower Ground Floor:

Safe, secure and ideal for inter-generational living, the private annexe has gated access to the off street parking area as well as to the family garden. With a contemporary finish, it spans a generous 37.61m2 (404.83 sq. ft.). The central living/dining room/kitchen has French doors to the garden and paved terrace, and the versatile layout currently has two inviting double bedrooms, one en-suite, at each end of the building.





#### LOCATION GUIDE

#### **Vendor's Comments:**

"Private and quiet, the house is ideal for the commute as well as for schools and parks. Airy in summer it is cosy in winter- and with so much space the house offers versatile options. The house and garden are perfect for entertaining-and big enough for your, and/or visiting children to play in, so you won't have to go out to parks at weekends. If your're a couple, Withdean Stadium has a gym and sports facilities, the woods are great for jogging or dog walking and the Saturday morning fun runs of Preston Park are very sociable too. If you're a growing family, local schools are good and nearby and there's a choice of parks with playgrounds and cafés to explore. We have friendly and considerate neighbours and bus routes give independence from a car."

#### Good to Know:

Local shops 2 mins by car, city centre about 10

Preston Park Station 4 by car

Preston Park 5 mins by car, beach 10-1

Council Tax Band E

Education:

Primary: Westdene Primary, Bilingual

Secondary: Varndean. Dorothy Stringe

Sixth Form: Varndean BHASVIC BIMM

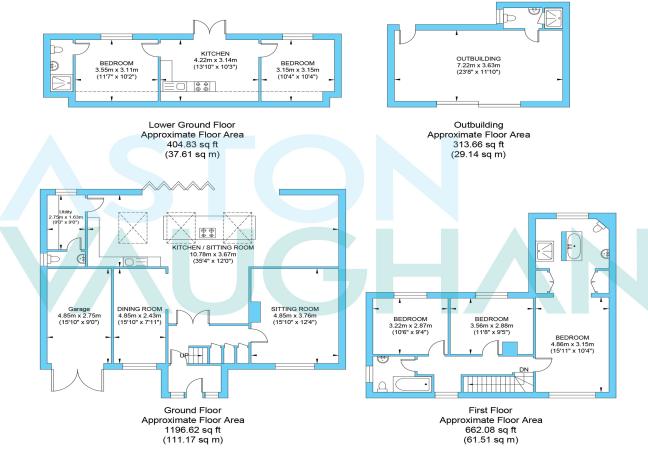
Private: Windlesham Prep, Lancing Prep, Brighton College Brighton Girls, Lewes Old Grammar (all with school buses available)

#### Location Guide

This is a great area to be between the beach and the South Downs National Park- and also very prestigious. Quiet and safe with plenty of shops nearby, the sports facilities, friendly community, and gym of Withdean Stadium and a woodland Nature Reserve are around the corner – a 4 min walk- whilst the playground and café of Preston Park is a 5



# **Shepherds Croft**





Approximate Gross Internal (Excluding Outbuilding) Area = 210.29 sq m / 2263.53 sq ft Illustration for identification purposes only, measurements are approximate, not to scale.

