



20a The Droveaway
Hove

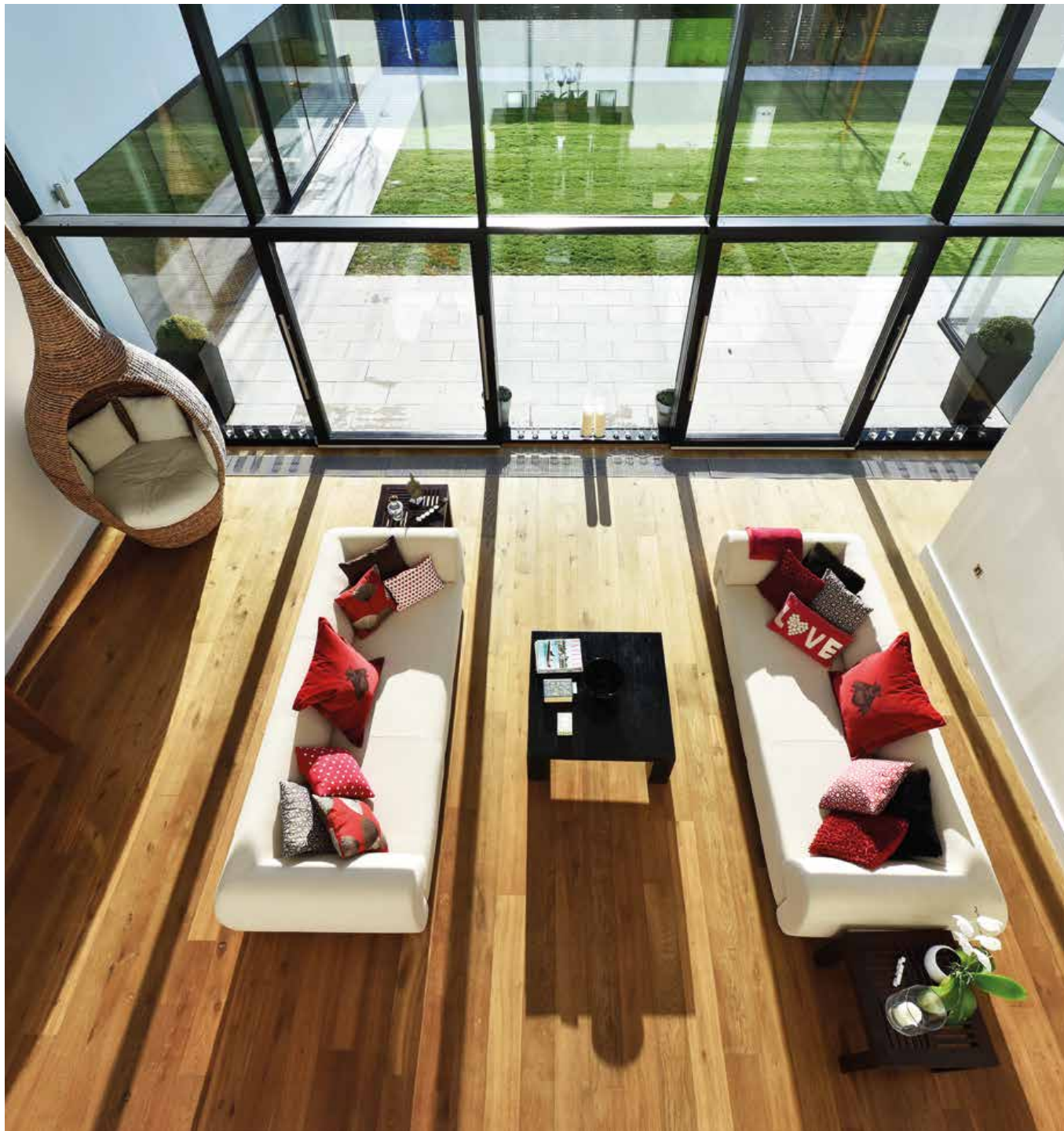
FINE & COUNTRY

20A THE DROVEWAY

Luxury four bedroom contemporary detached house with separate one bedroom apartment.







Discreetly set back from the road in a highly sought after area of Hove, sleek wooden electric gates open to reveal this supremely elegant property. Sweeping curved white walls, smoked oak floors and an abundance of floor to ceiling windows all combine to create a unique example of contemporary architecture at its very best.

In Brief

Throughout this expansive and immaculate house modern technology features have been incorporated with imagination and the utmost attention to detail. From the wine cellar to the glass vestibule on the roof terrace which provides panoramic 360 degree views, every aspect of this home is finished to an incredibly high specification.

A separate one bedroom apartment is self-contained and offers the same superb standard of luxury as the main house.

Ground Floor

Elegant glazed double doors open onto a spacious entrance hall featuring beautiful smoked oak engineered wood floors which continue throughout the ground floor of this extensive home. The consistent interior design themes that run all through this property demonstrate an impressive attention to every detail.

Large wood double doors open onto a spacious main reception room that really is the heart of this spectacular home. Daylight cascades in through a wall of double height windows and glass doors which open onto the landscaped garden, while remote controlled blinds provide ample shade and privacy via the clever Lutron Home Control system. An integrated gallery adds to the grand sense of space and the room itself is perfect for entertaining and dining.

Further along the hallway the beautifully appointed contemporary kitchen features a second wall of glass that opens onto the garden. A wealth of floor space easily accommodates an extensive and bespoke kitchen island which creates an instant focal point, balancing dark wood with a stainless steel worktop. Integrated Gaggenau appliances sit in and amongst a wealth of white gloss wall cabinets.

Running alongside the kitchen there is a large dual-space room that is currently used as a home office, while a fully equipped utility room lies adjacent complete with drying cupboard, Miele appliances, double sinks and Liebherr wine fridge.





The far side of the extensive main reception room leads onto a large living/TV room with yet another glass wall with direct access to the garden. Next to this a luxurious downstairs bathroom with a white Duravit suite and Vola taps arranged in a beautifully tasteful limestone tiled setting. Adjoining the bathroom is a generously sized double bedroom with views over the swimming pool. The room offers built-in storage, desk and wardrobes

The ground floor is completed by a discreet floor-mounted door in the main entrance hall which opens down onto a cleverly designed spiral staircase wine cellar. There is also a separate downstairs cloakroom/WC.

First Floor

A wide sweeping deep chocolate carpeted staircase curves upwards to the first floor. Here the master bedroom is also a master class in interior design. As you enter through a walk-in dressing room complete with an abundance of open wardrobe storage, you then encounter full height windows which wrap around the room. These open onto a decked terrace and offer a panoramic view stretching down to the sea.

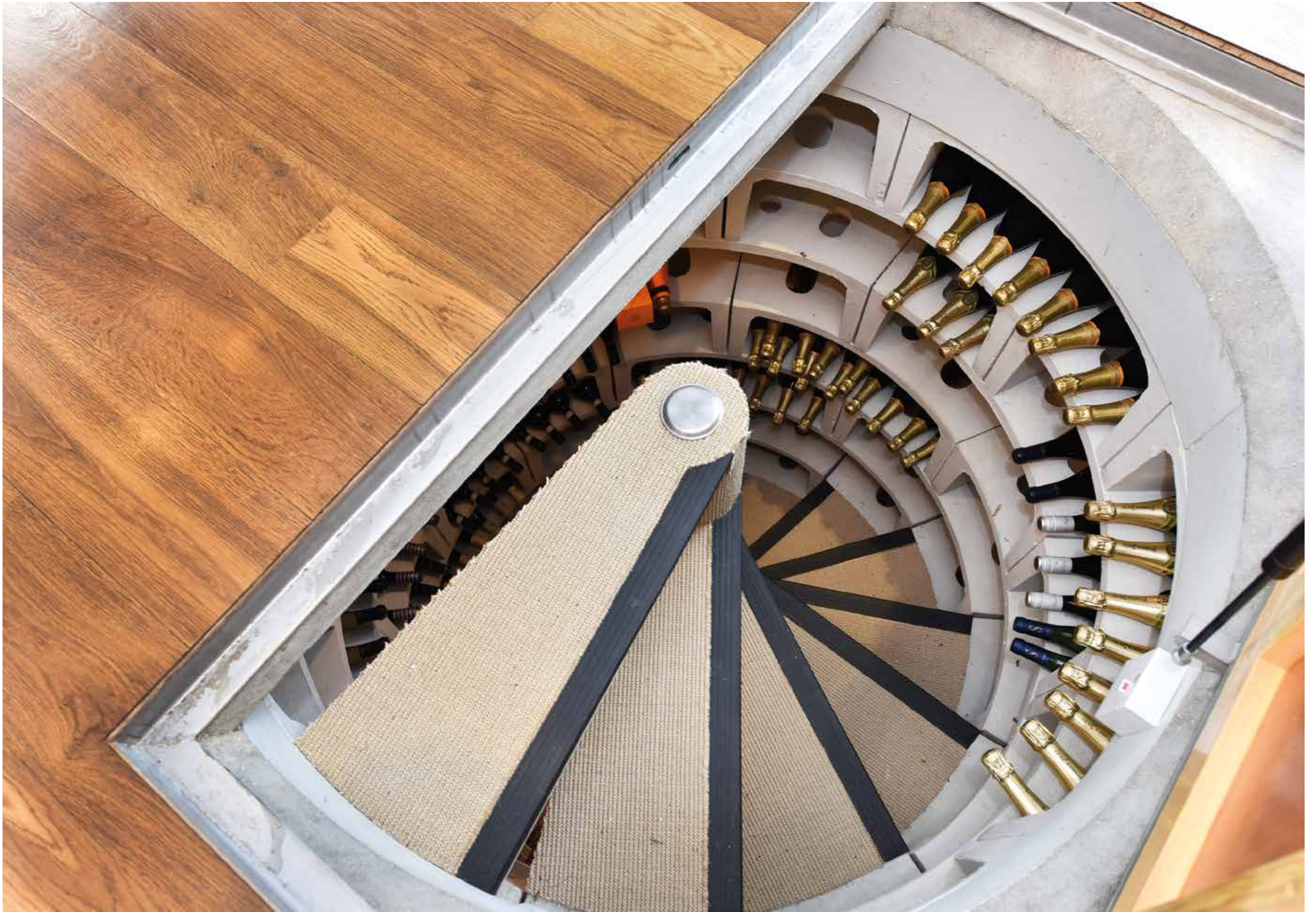
The luxury ensuite bathroom features a rich mixture of Jura limestone tiles, black mosaics and chocolate coloured polished plaster. The ample space includes a freestanding duravit bath and a walk-in 'wet room' shower, vola taps and towel radiator, all combining to give a real sense of grandeur.

Central to the first floor is the gallery/library that can be viewed from the main reception room below and provides a beautiful vantage point of the entire house. At the opposite end of the first floor there are a further two double bedrooms and a stunning family-sized bathroom with a feature over-sized porthole window over the spacious, inset, Duravit bath and Vola taps throughout.

Leading off from where the main staircase reaches the first floor, the stunning curved architectural curves continue with a spiral staircase leading up into a glass vestibule which then gives access to the extensive decked roof terrace boasting panoramic 360 degree views.









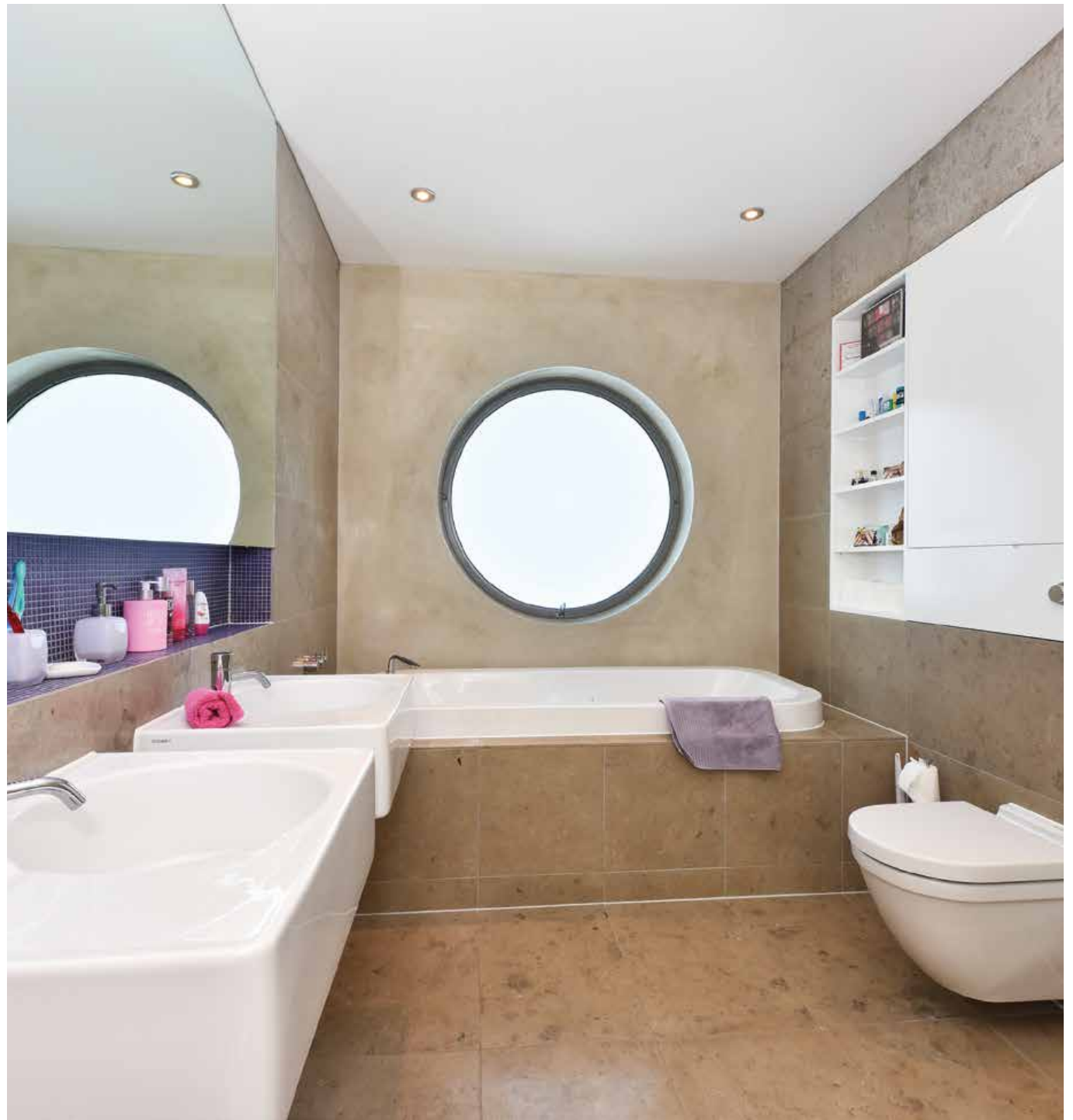




Separate One Bedroom Apartment

In front of this breath-taking property a self-contained one bedroom apartment sits discreetly above a large double garage. Smoked oak floors continue the interior design theme from the main house and the apartment features a generous double bedroom with fitted wardrobes and a fully-appointed, large luxurious shower room.

To the front of the apartment a dual-purpose space currently used as a gym and dance studio features a full width wall of windows overlooking the tree-lined driveway. There is also a compact but fully fitted kitchen with glass wall cabinets, dark wooden worktops and a Baumatic wine fridge.









Outside

Graceful, under-lit Holm oak trees in gravel beds line the ample driveway leading down to the elegant façade of this property.

A paved path leads around the exterior of the house itself, widening when it reaches the main reception and kitchen to provide terrace areas. The landscaped gardens include a central large inset lawn and beds of mature topiary and trees.

A 20m lap swimming pool tiled with beautiful blue Bisazza mosaics lies to one side of the house and to the other a children's area complete with recessed trampoline, climbing frame and rubber playground flooring.

There is also a small terrace leading from the first floor hallway which overlooks the front the house.

Contemporary slatted panels fence both the gardens and driveway in deep, rich, warm tones that create a distinguished backdrop for a unique property.



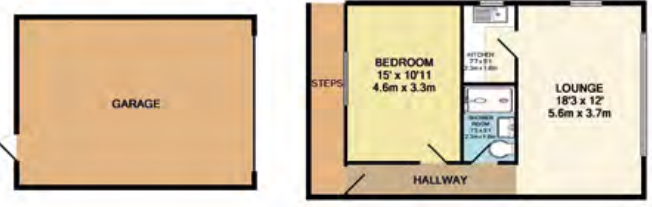




- Bullet Points
- Underfloor heating throughout
- Lutron Home Control system
- Nest thermostats
- Living Wall
- Security cameras
- Outdoor heated 20m swimming pool
- Separate one bedroom apartment
- Double Garage
- Gaggenau kitchen appliances
- Sea views
- Integral ceiling mounted hi-fi speaker system
- Sonos/Denon sound system
- Landscaped gardens
- Large roof terrace



2ND FLOOR APPROX. FLOOR AREA 681 SQ. FT. (63 & 9 SQ. M.)



GROUND FLOOR APPROX. FLOOR AREA 1029 SQ. FT. (96 & 9 SQ. M.)

Energy Efficiency Rating	
Current	Potential
This energy efficient, lower heating costs	
100 (A)	
90 (B)	
72 (D)	75 (D)
60 (E)	
50 (F)	
40 (G)	
Not energy efficient - higher heating costs	
EU Directive 2002/91/EC	
England & Wales	



1ST FLOOR APPROX. FLOOR AREA 2158 SQ. FT. (200 & 9 SQ. M.)

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





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