



Clarke &
Charlesworth

INDEPENDENT
ESTATE AGENTS

Amberley House

2, St Joseph's Abbey
Greyfriars Lane
Storrington, West Sussex RH20 4GJ

Price guide £1,295,000
(2nd home SDLT paid, subject to terms)



St Joseph's Abbey Gardens & Grounds

When the complex was completed around 2002, St Joseph's Abbey & Mews won prestigious garden awards from 'What House' and Evening Standard for the beautiful 5 acre parkland grounds that wrap around the buildings to the east and south.

Set out in traditional English country house style, broad sweeping lawns and majestic trees frame the beautiful buildings, with a tranquil lily pond, wisteria clad Sussex flint walls and views to the Downs. There are less formal grassy margins, a pond & fountain.

The Abbey has its own wrought iron electric gates from Greyfriars Lane, the subtly floodlit main concourse creating a magnificent entrance.

As well as full use of the grounds and the residents' private tennis court, Amberley House has a secret garden with its own door to the rear grounds. Grounds and communal areas are maintained within the service agreement paid by each of the St Joseph's shared freeholders.

Matching garages are in a lit complex through an arch off the main concourse; where there is external power, car washing facilities and a utility/cloakroom.

Annual charges cover periodic external decoration (last done in 2014). Also included is buildings & public Liability insurance.

There are few locations that can equal, let alone rival St Joseph's for its ambience & tranquillity; and its sheer convenience, being so handy for the village.

Directions Proceed south along Church Street from the High Street, passing our office and continue ahead into Greyfriars Lane by St Mary's Church, where the main entrance gates to St Joseph's Abbey are on the left.

Viewing Strictly by appointment with the sole agents 01903 74 12 12 or property@clarkeandcharlesworth.com

How to find us Turn into Church Street from the High Street by Bunces Hardware Store and we are 50 yards along on the left, near the Old Forge Restaurant and Number Thirteen the Thai restaurant. 20 minute free parking is usually available in front of our office.

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Managing Director: Clive Pightling Ref: 62G71CP



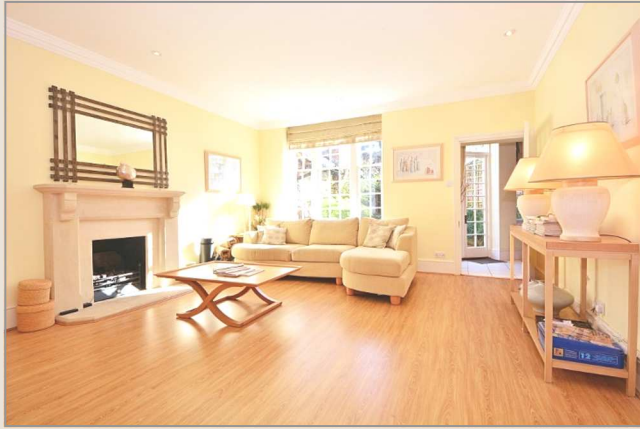
An imposing and practical home
in the award-winning 2002 conversion
of St Joseph's Abbey

Use of beautiful 5 acre maintained parkland
grounds with residents' private
tennis court

Amberley House at a glance...

- Excellent presentation with light, neutral décor
- Superb 3,830 sq ft accommodation over 4 levels
- Wonderfully light interior, mullioned windows
- Luxury features and sophisticated lighting
- Secret garden with direct access to the grounds
- Garden room
- Fine drawing room (Hard floors, carpets available)
- Lovely formal dining room
- Study or home office
- Bespoke-fitted kitchen with all appliances
- Breakfast room opening to the courtyard garden
- 2 semi-basement rooms, one as a TV room
- 4/5 bedrooms, 3 bathrooms, 2 en-suite
- Principle bedroom, en-suite bathroom & dressing room
- Top floor suite with bedroom, sitting room & en-suite bathroom
- Gas heating system (radiators)
- Superb setting about 350 yards from the village, with Downs at the end of the lane
- Maintained 5 acre grounds with wonderful views
- 20ft Garage & loft storage, car space in the drive
- A no-chain sale
- EPC not applicable (Listed Building)





Ground Floor

- **Entrance hall**
Stone arch and heavy panelled oak front door. Lantern rooflight, mellow exposed brick and stonework. Tiled floor, staircase (one of two) to the semi-basement rooms. Shoe cupboard.
- **Vanity/cloakroom**
Limestone mosaic tiling, pedestal basin, toiletries shelf & back to wall WC. Tiled floor. Cupboard housing Megaflo hot water system & controls.
- **Dining hall 15'7 x 13'9 (4.76m x 4.20m)**
A delightful formal dining room with a high ceiling and wide mullioned front window. The original Abbey glass and china cupboards remain either side of the room, framing an ornate fireplace (gas coal-effect fire).
- **Study/Home office 10'1 x 9'9 (max) (3.07m x 2.98m max)**
Leaded light window and front outlook. Fitted shelves & cupboards.
- **Pantry/safe**
Originally the Abbey silver safe and retaining its heavy metal door. Shelved interior and light.
- **Drawing room 18'8 x 14'9 (5.70m x 4.50m)**
Entered through double doors from the dining room, a fine room featuring a smooth-stone fireplace & hearth (gas coal-effect fire). Elegant tall windows look out onto the garden. Double doors lead through to:
- **Kitchen 22'8 x 10'10 (6.90m x 3.31m) including breakfast room.**
Bespoke fitted with granite worktops and upstands on 4 sides and an excellent range of base units, drawers and matching wall cabinets. Glazed 1½ bowl inset sink & mixer, waste disposal unit, integral dishwasher and fridge freezer. Britannia gas & electric range-style cooker and stainless steel/glass canopy. Plate rack and bookshelves. Counter lighting,
- **Breakfast room**
Tall sash windows and glazed double doors looking out onto the courtyard garden. Light tone tile floor through from the kitchen.

Semi-basement

Stairs down both from the inner hall and the entrance hall. Useful storage area and deep cupboard.

- **TV/playroom 14'3 x 13'7 (max) (4.35m x 4.14m (max))**
Wide semi-basement window at the front, cabling for wall mounted TV.
- **Bedroom 5 9'9 x 8'6 (4.35m x 4.14m) Semi-basement window.**

First Floor

- **Landing** Wide, elegant stairway from the ground floor.
- **Master bedroom 15'0 x 14'8 (4.56m x 4.46m)**
A calm room with a 3-light mullioned window looking out to the rear grounds.
- **Dressing area** Range of wardrobes to one side.
- **En-suite bath & shower room** Classic white & chrome bathroom ware. Ceramic wall & floor tiles. Tile panel bath, walk-in shower, semi-inset square basin; bidet & WC. A bathroom with a wonderful view.
- **Bedroom 2 14'8 x 9'9 (4.48m x 2.98m)**
Mullioned leaded light window and front aspect over the gardens and towards the church. Bedroom fireplace, cast-iron inset & grate.

- **Bedroom 3 10'8 x 9'9 (3.25m x 2.98m)**
Similar front view. Cupboard with panelled door.

- **Family bath & shower room**
Again with classic white & chrome bathroom ware. Light tone ceramic wall & floor tiles. Tile panel bath, walk-in shower, semi-inset basin and back to wall WC.

Second Floor

- **Landing** Wide staircase from the first floor.
- **Bedroom 4 suite 24'11 x 15'0 (7.60m x 4.57m) Overall measurement.**
In two areas currently furnished to provide defined bedroom and sitting areas. Sloping ceilings, two windows with high views. Attractive period bedroom fire surround.
- **En-suite bathroom** White & chrome bathroom ware. Ceramic wall tiling, tile panel bath, semi-inset basin & back to wall WC. Roof light.
- **Utility/attic room**
Off the landing, with vinyl flooring, space & provision for washer dryer.

Outside

- **Secret Garden** A pleasant walled courtyard sitting area approached from the breakfast room. Creeper-clad walls enclose the paved area with room for eating and relaxing outside.
- **Garden room**
Entered by steps and a heavy timber door from the courtyard. Window looking onto the rear grounds.
- **Front Gardens** Communal lawns and beautifully stocked borders. The buildings are subtly floodlit at night.
- **5 acre parkland gardens** The grounds wrap around the buildings to the east and south, creating a timeless setting with majestic specimen trees, winding pathways and ancient stone walls. Formal lawns extend behind the Abbey buildings with a lych-gate to the former croquet lawn. Pretty "Wendy House" building. All bounded by post & rail fencing; and with views to the Downs rising to the south.
- **Residents' private tennis court** Maintained within St Joseph's service charges.

Garage & parking

- **Garage**
The Abbey & Mews garages are approached through the arch just inside the main entrance gates and match the buildings, in brick & tile construction. The garage courtyard has its own residents' car wash-down facilities, lighting and a cloakroom. Measuring about 20'6 x 10'6, the garage has a white interior & smooth floor, lighting & power, a loft ladder & roof storage.
- **Parking space**
Allocated car space for Amberley House in the bay just off the drive. Fob/keypad controlled electric gates from Greyfriars Lane.

- **Tenure** Share of Freehold
- **Maintenance & service costs**
Costs for 2016/17 are £528.85 per month, including buildings & public liability insurance, grounds maintenance, periodic decoration, external building repairs. (Exterior decoration done in 2014)



Location

The lively West Sussex village of Storrington is mentioned in the Domesday Book and set against the stunning backdrop of the South

Downs National Park. The village centre is a 350 stroll at the end of Church Street and has everything for day-to-day needs - traditional local shops, banks, coffee shops and good restaurants/takeaways. Community amenities include the Post Office, Library and health centre.

A large Waitrose store and Costa is in Old Mill Square and there's a 6am - 10pm opening Tesco Express & petrol station in Pulborough Road. Leisure pursuits include gliding at Parham, tennis & squash clubs, 2 golf courses and the Chanctonbury Leisure Centre & Gym (swimming pool at Steyning).

There are excellent schools nearby in both the state and private sector including The Weald, Steyning Grammar, Windlesham House School, Lancing College, Christ's Hospital and Hurstpierpoint.

Glorious Goodwood has horse racing as well as the Festival of Speed & Revival motorsport events and there is sailing from Chichester & Littlehampton harbours.

Horsham, Chichester & Brighton all have the big High Street shopping names as well as a variety of theatre, cultural & entertainment events.

The property

Described as an "oasis of calm between the village & the Downs", St Joseph's Abbey is one of the County's finest historic conversions, a pleasant stroll along Church Street to the village. Over the centuries the eclectic Abbey buildings have been a Rectory; a Dominican convent and then a convent school.

The six Grade II Listed Abbey properties blend together differing architectural styles, all inspirationally converted in 2002-4 by the award-winning Surrey company Michael Wilson Restorations of Cranleigh. Beautiful 5 acre maintained grounds are a delight to wander through with a serene lily pond, specimen trees and broad lawns that probably hosted croquet matches in the 1930's.

Entered through its wide arched-stone doorway, Amberley House presents warm elevations in mellow stone with mullioned windows. The house hides its true size, as the semi-basement and top floor rooms are not immediately apparent from the façade. The conversion featured a high specification, care being taken to preserve historic architectural features, but with a light, contemporary/classic theme inside. Sophisticated domestic lighting is included with TV/satellite & FM points.

Amberley House makes a perfect family home, wonderful for entertaining; or alternatively a substantial downsizing opportunity, away from the pressures of town and city life.

Amberley House, Storrington

Approximate Gross Internal Area
(Excluding Garden Room / Including Reduced Headroom)
248.8 sq m / 2678 sq ft
Basement = 37.6 sq m / 405 sq ft
Total = 286.4 sq m / 3083 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUk.com © 2016 (ID234207)



**St Joseph's
The Abbey & Mews**
Site plan & grounds

- Storrington village shops, community amenities and Waitrose store nearby
- Pulborough station 4.5 miles (Horsham/Gatwick/Victoria)
- Horsham & Worthing 10 miles, access to the A24 in about 1,5 miles
- Chichester & Brighton 19 & 25 miles, Gatwick about 40 minutes by car

IMPORTANT NOTICE

These details have been prepared in good faith to give a fair overall view of the property. We have not undertaken a structural survey, nor tested that services, appliances, equipment or facilities are in working order. Any area, distance or measurement is given as a guide only and should not be relied upon. Do not scale from floorplans, which are provided as a schematic guide. If any details are fundamental, please contact us for information. We also advise checking availability before travelling to view any property. Pictures do not necessarily imply that an item shown is included in a sale. Wide angle imaging is used to include greater detail than a standard camera lens.
THESE DETAILS ARE BELIEVED TO BE CORRECT BUT THEIR ACCURACY IS NOT GUARANTEED & THEY DO NOT FORM PART OF ANY CONTRACT

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