



Nepcote Lane | Findon Village | BN14 0SD  
Guide Price **£1,350,000**

**JS**  
*Signature*  
jacobs Steel



Steeped in history and full of character, this exquisite Georgian home, built over 300 years ago, enjoys a prime position directly opposite the picturesque Nepcote Green in the heart of Findon Village. Boasting stunning views and period charm, this unique five bedroom property offers spacious and versatile accommodation across three floors. Externally, the charming west facing flint-enclosed garden is a tranquil haven, beautifully landscaped and providing an idyllic space to relax. This exceptional home offers a rare opportunity to own a piece of Findon Village's history.



## A home of charm & character





  
Breathtaking countryside views in  
envious position





Property details: Coachmans | Nepcote Lane | Findon Village

## Key Features

- Charming Detached Georgian House
- Five Bedrooms
- Spacious Living Room & Conservatory
- Period Charm & Elegance
- Dining Room with Stunning Views
- Picture Perfect West Facing Rear Garden
- Bathroom & Shower Room
- Envidable Position Opposite Nepcote Green
- Double Garage & Off Road Parking
- Village Location



4/5 Bedrooms



2 Bathrooms



3 Reception Rooms



Charming five bedroom house  
set over three floors

### INTERNAL

The ground floor features a generous living room with a cosy log burner and breath-taking views across the green, perfect for relaxing in a warm and inviting setting. The formal dining room also benefits from these delightful vistas, creating an elegant space for entertaining. A well-appointed kitchen leads to a staircase descending to a useful basement, ideal for additional storage. The bright conservatory overlooks the beautifully established flint-walled garden, offering a peaceful retreat. A utility room, cloakroom/WC, and an integral garage access add to the convenience of this level. On the first floor, four double bedrooms provide ample accommodation, one currently used as a study but with potential as a dressing room. Three of the bedrooms showcase spectacular views over Nepcote Green, while the fourth overlooks the garden and rolling countryside beyond. The principal bedroom is a true highlight, with high ceilings and enjoying a dual aspect with an elegant arched window and fitted wardrobes. A family bathroom/WC and a separate shower room/WC complete this floor. The second floor presents a further spacious double bedroom, complemented by extensive loft and eaves storage.

### EXTERNAL

The front of this charming Georgian home is a true chocolate-box delight, exuding character and charm. Enclosed by traditional flint walls, the frontage features a neatly maintained lawn surrounded by a vibrant array of flowers and shrubs that beautifully frame the property. A block-paved driveway provides ample off-road parking and leads to a double garage, seamlessly blending practicality with timeless appeal.

The west-facing rear garden is an enchanting and tranquil retreat, lovingly landscaped with an abundance of mature flowers and shrubs. A delightful Bramley apple tree adds to the garden's charm, while a paved seating area offers the perfect space for outdoor relaxation and alfresco dining. Nestled within this picturesque setting is a charming summerhouse, creating a peaceful escape to unwind and enjoy the serenity of this truly special outdoor space.

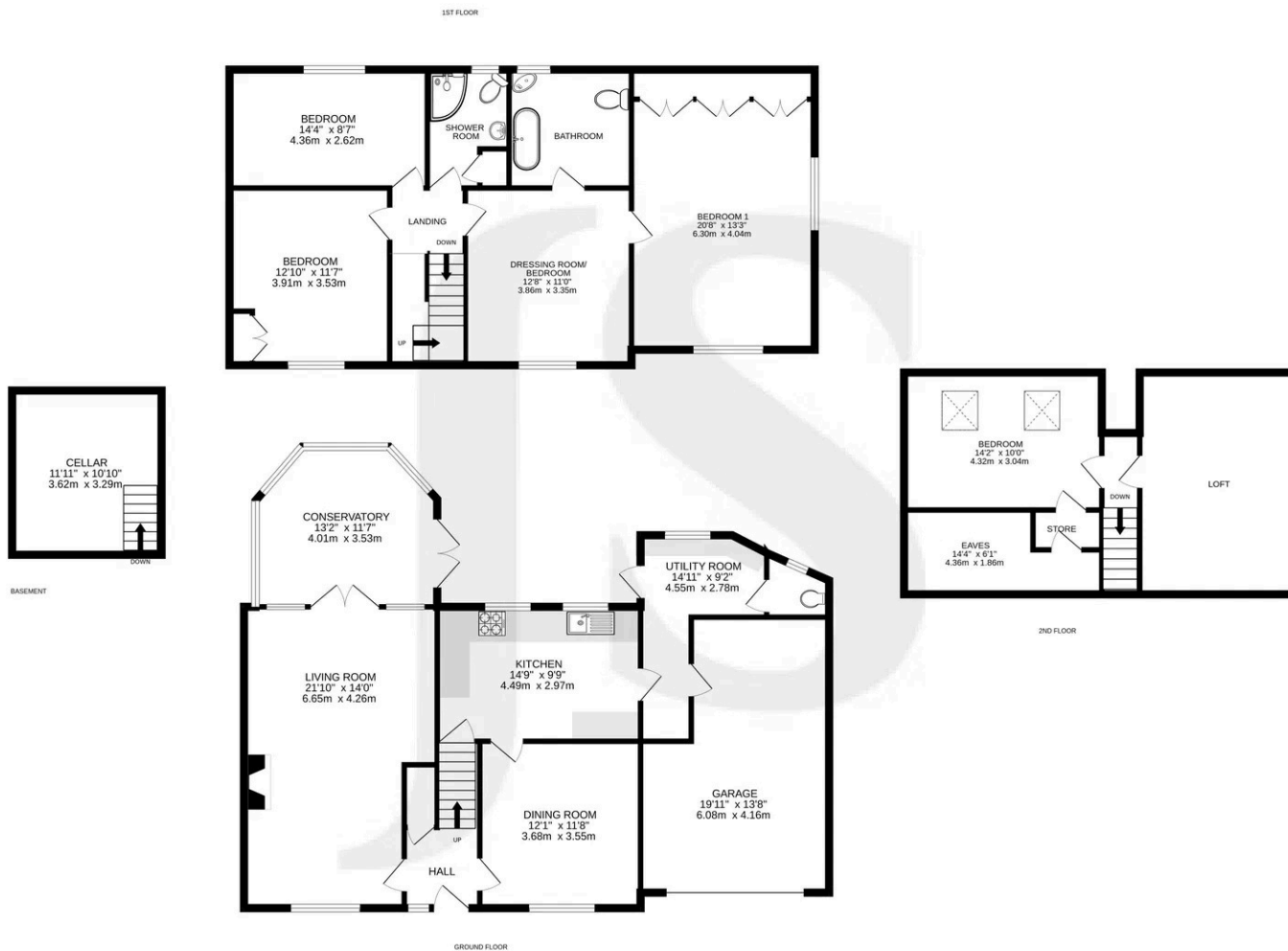
### LOCATION

Nestled at the foot of the South Downs, Findon Village offers a picturesque and peaceful setting with an abundance of countryside walks, including access to the renowned South Downs Way. The village is surrounded by stunning natural landmarks such as Cissbury and Chanctonbury Ring, as well as miles of scenic bridle paths, making it a haven for walkers, cyclists, and equestrian enthusiasts. It is also home to a well-known racing stables, adding to the area's rich heritage.

Findon Village boasts a selection of charming restaurants, traditional pubs, and independent shops, providing a welcoming community atmosphere. The historic Findon Manor Hotel and the village church add to its timeless appeal. The area is particularly popular with families, thanks to the highly regarded St John the Baptist Primary School, which caters to children aged 4-11.

With easy access to the A24 and A27, as well as nearby bus routes, Findon enjoys excellent transport links. The vibrant Worthing town centre and seafront, offering a wealth of shopping, dining, and leisure facilities, are under five miles away, providing the perfect balance between tranquil village life and modern convenience.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Details:

Floor area \* as quoted from the floorplan:

Tenure: Freehold

Council tax band: G