



Magnolia House | Stable Lane | Findon Village | BN14 ORR

£1,300,000

JS
Signature
jacobs Steel



Jacobs Steel is delighted to bring to market Magnolia House — an elegant and exceptionally well-finished residence in one of West Sussex's most desirable village locations. Tucked away at the end of a quiet private lane on the crest of the South Downs, this beautifully designed home offers the rare combination of space, tranquillity, and accessibility — making it the perfect choice for those looking to embrace a relaxed, countryside lifestyle with all the benefits of a vibrant local community just moments away.



A home of style & sophistication







Property details: Stable Lane | Findon Village | BN14 0RR

Key Features

- Detached House At The Foot Of The South Downs
- Stunning And Spacious Interiors
- Gorgeous Wrap Around Gardens
- Double Garage
- Five Double Bedrooms
- Substantial Kitchen Diner
- Welcoming Reception Rooms
- Ground Floor Study & Utility
- Select Location
- EPC Rating - B



5 Bedrooms



3 Bathrooms



2 Reception Rooms



**Beautifully designed home
offering the rare combination
of space, tranquility and
accessibility**

INTERNAL

Inside, the home has been finished to an impeccable standard, combining generous proportions with thoughtful design. The entrance hall is warm and welcoming, with oak flooring that continues into the heart of the home — a bright, open-plan kitchen, dining and family space. This superb room features contemporary cabinetry, integrated appliances including a Rangemaster with large oven and 5 ring gas hob, additional high level 'hide & slide' oven, extractor, and dishwasher, and large sliding doors with remote electric blinds which open directly onto the garden, creating a wonderful indoor-outdoor flow ideal for everyday living and entertaining.

To one side, a separate formal dining room offers an elegant space for hosting guests or enjoying more traditional meals. Double doors lead directly from the dining room into the drawing room, providing a flexible layout that connects these key living areas while also allowing each to retain its own atmosphere. A separate study to the front of the property offers a place to work from home or as a playroom off the hallway.

The main drawing room is a standout feature — a calm, refined setting with a brick fireplace and wood-burning stove as its centrepiece. With a triple-aspect outlook and two sets of French doors leading to separate terraces, including a covered patio area, it's perfect for both quiet evenings and family gatherings, regardless of the season.

A well-equipped utility room offers further practicality, discreetly housing laundry appliances and storage. In addition, the garage includes a spacious section with separate external access, for muddy boots and extra storage along with room within the vaulted roof area.

Upstairs, five generously proportioned double bedrooms come off the galleried landing and offer flexible accommodation — whether hosting visiting family, creating hobby rooms or a home office. The principal suite is a sanctuary of its own, featuring triple-aspect windows, deep built-in wardrobes, and a luxurious en-suite bathroom with a walk-in shower, freestanding bath, basin and bidet. A second bedroom also benefits from its own en-suite and dual-aspect views. The remaining bedrooms are served by a stylish family bathroom with a bath, separate shower, and contemporary finishes.

EXTERNAL

The garden is a true highlight — mature, beautifully maintained, and offering total privacy. It wraps around the house, with seating areas that follow the sun throughout the day. A rear gate opens directly to the countryside, making this a perfect home for those who enjoy walking, nature, or simply stepping outside into peace and quiet.

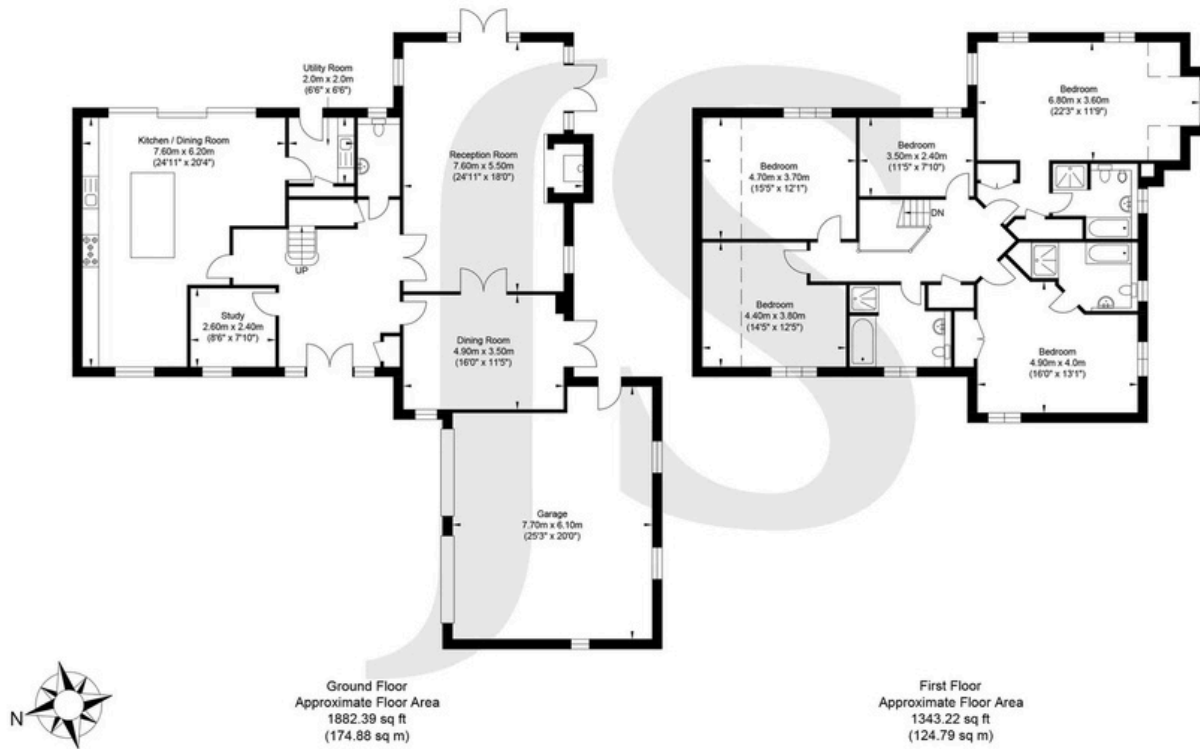
To the front, a brick-paved driveway provides ample parking and leads to a generous double garage with newly installed remote-controlled roller doors for security and convenience. Just a short walk from the house lies the heart of Findon Village — a welcoming and active community nestled within the South Downs National Park. The village offers everything needed for daily life, including traditional pubs, a popular café, a butcher, post office, hotel, and a choice of excellent restaurants. The village hall is a hub of local life, with regular events and clubs ranging from yoga and dance to amateur dramatics and wine tasting — a wonderful way to meet neighbours and become part of the village's warm social fabric.

For those who enjoy walking and nature, Magnolia House is superbly placed. Cissbury Ring, one of the most iconic spots on the South Downs, is just minutes away, offering miles of scenic footpaths and bridleways with sweeping views down to the sea. The landscape invites exploration, whether on foot, by bike, or on horseback — and it's all accessible without getting in the car.

Despite its rural charm, Findon remains well connected. A regular bus service runs through the village to Worthing, while excellent road and rail links offer access to Brighton, Chichester, Horsham and London. From Horsham Station, London Victoria can be reached in just 54 minutes, and Gatwick Airport is within easy reach.

Magnolia House offers a rare opportunity to enjoy a peaceful, high-quality lifestyle in a home that balances privacy, comfort, and convenience. Perfect for those seeking a countryside retreat with space to welcome family, pursue new interests, and immerse themselves in nature and community, this is a truly special property.

Stable Lane, Magnolia House



Approximate Gross Internal (Including Garage) Area = 299.67 sq m / 3225.61 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Property Details:

Floor area as quoted by floorplan:

Tenure: Freehold

Council tax band: G

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.