



Henfield Road | Upper Beeding | Steyning | BN44 3TF  
Asking Price Of **£1,300,000**

**JS**  
*Signature*  
jacobs Steel





A truly unique and substantial six bedroom family home set within beautifully landscaped gardens with panoramic South Downs views, spacious and characterful interiors, and over 4,000 sq ft of versatile living space. Tucked away in an idyllic semi-rural setting, this exceptional property offers the perfect blend of countryside charm and modern comfort. From the bespoke kitchen and grand living spaces to the tiered gardens, sunken seating area and oak-framed carport, every detail has been thoughtfully designed. Ideal for multi-generational living, working from home, or simply enjoying the peaceful surroundings—this is a rare opportunity to secure a home of scale, privacy and distinction in one of Sussex's most desirable locations.

A home of style & sophistication











Property details: Chetwynd, Henfield Road, Upper Beeding | Steyning | BN44 3TF



## Key Features

- Six Bedroom Substantial Family Home
- Over 4000ft of Internal And Flexible Living
- Elegant Triple Aspect Living Room - With Inglenook Fireplace
- Beautifully Lanscaped Gardens
- Panoramic Views Of South Downs
- Approx 1.18 Acres
- Detached Oak Framed Carport And Large Driveway
- Opportunity For Multiple Family Living



**6 Bedrooms**



**4 Bathrooms**



**2 Reception Rooms**



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### INTERNAL

Internally, the property is both spacious and beautifully presented, blending traditional charm with generous proportions and light-filled rooms across three levels. The main living area is a standout space, featuring a large inglenook fireplace with wood-burning stove, solid oak flooring, and French doors that open directly onto the garden, creating a warm and welcoming atmosphere ideal for entertaining or relaxing. The bespoke kitchen/breakfast room is finished to a high standard with solid wood cabinetry, granite worktops, and a central island. This bright, dual-aspect space also includes a dining area with direct access to the patio, perfect for family meals or entertaining guests. The formal dining room is equally inviting, with double doors to the garden, creating seamless indoor-outdoor living. There are four modern bathrooms within the property, two shower rooms on the second floor and the other a family bathroom on the first floor, along with a separate wc and shower on ground floor, each of these are finished in natural tones with quality fittings. There are six generously sized bedrooms arranged over the upper floors. One of the upper landings even creates a space as a peaceful reading nook, flooded with natural light from roof windows. With character details throughout—such as exposed brickwork, timber features, and traditional joinery—this home offers timeless appeal combined with excellent practicality and space for a growing family.

Additional benefits include plumbing already installed to the dressing room, which could be turned into an ensuite shower room as it was original designed for this. The pantry has plumbing for either a washing machine/ dish washer. Finally the storeroom is plumbed in for two washing machines and vent for two tumble driers.

### EXTERNAL

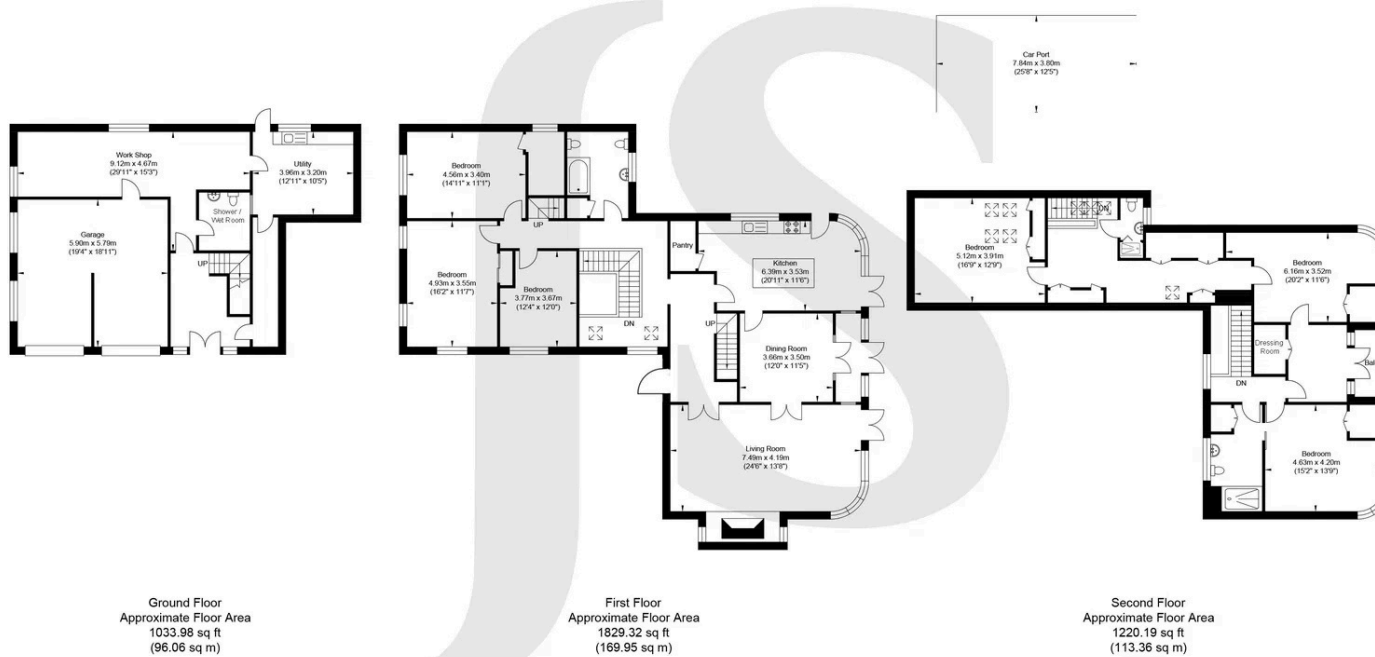
This impressive character residence is set within beautifully landscaped grounds and enjoys a commanding position with breathtaking views over the rolling hills of the South Downs. The generous plot offers a private and tranquil setting, with tiered lawns, established trees, and a variety of well-stocked flowerbeds creating a truly idyllic garden space. A standout feature is the unique sunken seating area—perfect for entertaining or relaxing outdoors—alongside multiple patio and terraced levels that invite you to enjoy the changing landscape throughout the day. The elevated balcony to the rear of the property provides a picture-perfect vantage point to take in the uninterrupted countryside views, offering a seamless blend of indoor and outdoor living. There is also a summer house, benefitting its own WC, sink, kitchenette, electricity and wifi. To the front, a spacious gravel driveway and a traditional open-fronted oak car barn provide ample parking and a welcoming first impression. Surrounded by nature yet within easy reach of local amenities, this home offers the best of rural Sussex living.

### LOCATION

Situated on the sought-after Henfield Road in Upper Beeding, BN44 3TF, this property enjoys a convenient yet semi-rural location on the edge of the South Downs National Park. With local shops, pubs, and schools just a short distance away, it offers a perfect balance of countryside living and everyday convenience. The nearby historic town of Steyning provides additional amenities, while excellent transport links offer easy access to Shoreham, Brighton, and Horsham, making this an ideal spot for families and commuters alike.



## Henfield Road



Approximate Gross Internal Area (Excluding Carport) = 379.37 sq m / 4083.49 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area (as quoted by EPC: 4079.52 sq ft)

Tenure: Freehold

Council tax band: C

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.