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We are delighted to offer this exceptional four-bedroom detached split-level family home, occupying a generous plot of approximately half an acre within the highly desirable leafy lanes of Heath Common. Extending to approximately 2,523 sq ft (including double garage and studio/annex), this beautifully renovated home combines high-quality contemporary finishes with versatile family accommodation, enjoying far-reaching views towards the South Downs, extensive private gardens, a detached studio, and a double garage.

Situated within the highly sought-after leafy lanes of Heath Common, this exceptional four-bedroom detached split-level family home occupies a generous plot of approximately 0.48 acres and enjoys attractive views towards the South Downs. Beautifully renovated throughout, the property offers stylish and versatile accommodation extending to approximately 2,523 sq ft (including double garage and studio/annex).

A striking reception hall with floor-to-ceiling glazing leads to the impressive open-plan kitchen, dining and day room, forming the heart of the home. The bespoke 'Village Green' kitchen features quartz work surfaces, a central island, integrated NEFF and Smeg appliances, and an excellent range of fitted storage. The adjoining dining and living areas are flooded with natural light from twin skylights and bi-folding doors opening onto the terrace and gardens, creating an ideal space for entertaining and modern family living. A separate utility room adds further practicality.

The dual-aspect sitting room provides a superb additional reception space, complete with bespoke Neville Johnson shelving, a feature gas fire, and further bi-folding doors opening onto the terrace.

The principal bedroom benefits from bespoke fitted furniture and a stylish en-suite shower room, while three further bedrooms are served by a contemporary family bathroom and separate WC.

Outside, the landscaped gardens offer a high degree of privacy with tiered lawns, mature planting, and extensive terraces ideal for outdoor entertaining. A detached studio with underfloor heating and kitchenette provides excellent flexibility for home working or leisure use, alongside extensive driveway parking and a detached double garage.

## Key Features

- Exceptional four-bedroom detached split-level bungalow
- Occupying an impressive plot of approximately 0.48 acres
- Highly sought-after Heath Common location
- Beautifully renovated to an exceptional standard throughout
- Bespoke 'Village Green' kitchen with premium integrated appliances
- Stunning open-plan kitchen, dining and family space with skylights
- Dual-aspect sitting room with feature fire and bi-folding doors
- Detached studio with underfloor heating and kitchenette
- Extensive driveway parking, detached double garage, and South Downs views
- Council Tax Band G | EPC Rating



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# Floor Plan Hampers Lane



Total area: approx. 225.1 sq. metres (2423.4 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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