



4



3



4



D



Description

We are delighted to offer this remarkable oak-framed residence, set within a highly desirable semi-rural position in the heart of the South Downs National Park. Beautifully combining period craftsmanship with refined modern living, the property offers generous and flexible accommodation, landscaped grounds, and outstanding ancillary space, all within easy reach of local amenities and the coast. This is a home of real presence, privacy, and versatility, ideal for those seeking a peaceful countryside lifestyle without compromise on convenience.

Key Features

- Exceptional oak-framed residence in a highly sought-after semi-rural setting
- Positioned within the South Downs National Park with outstanding countryside outlooks
- Striking vaulted reception hall with full-height glazing and abundant natural light
- High-specification bespoke kitchen/breakfast room with central island and integrated appliances
- Spacious sitting room with vaulted ceiling, exposed beams and feature inglenook fireplace
- Flexible ground floor layout including guest bedroom or home office option
- Principal bedroom suite with dressing area and contemporary en-suite bathroom
- Expansive mature gardens with orchard, pond, vegetable beds and greenhouse
- Substantial detached workshop of over 1,000 sq ft with power and excellent versatility
- Council Tax Band G | EPC Rating D





Tucked away in an enviable rural setting, this distinguished oak-framed home offers a rare blend of architectural character and contemporary comfort. From the moment you enter, the sense of space and light is immediately apparent, with a dramatic vaulted reception hall featuring full-height glazing that frames tranquil views across the rear gardens and open countryside beyond.

At the heart of the home lies a superbly appointed bespoke kitchen/breakfast room, thoughtfully designed with high-quality cabinetry, granite work surfaces, and an extensive range of integrated appliances. A central island and informal dining area create a sociable and practical space, ideal for both everyday living and entertaining. A separate utility room adds further practicality.

The main reception room is a striking yet inviting space, featuring exposed oak beams, a vaulted ceiling, and a substantial inglenook fireplace with wood-burning stove. French doors open directly onto a south-facing terrace, creating a seamless flow between indoor and outdoor living.

Accommodation is highly versatile, with a ground floor bedroom suite complete with dressing area and a luxurious en-suite bathroom, alongside additional rooms suitable for study, guests, or further sleeping arrangements. A stylish shower room completes the ground floor.

Upstairs, a galleried landing provides a relaxed seating or reading area while enjoying elevated views over the grounds. The principal bedroom suite is particularly impressive, offering a dedicated dressing area, bespoke storage, and a contemporary en-suite.



Additional bedrooms are well-proportioned, each benefiting from thoughtful design details such as fitted storage and mezzanine levels, complemented by a beautifully finished family bathroom.

Externally, the property is set within mature and meticulously maintained grounds, approached via a private driveway offering ample parking and access to a substantial workshop exceeding 1,000 sq ft. The gardens are a standout feature, with expansive lawns, established planting, an orchard, wildlife pond, vegetable beds, and a greenhouse, all designed to create a private and productive outdoor retreat.

Positioned close to local countryside and coastal amenities, the property enjoys an enviable setting near Worthing, within the breathtaking South Downs National Park, and overlooking historic grounds associated with Castle Goring. Excellent access is provided to nearby villages including Findon Valley and Salvington, with convenient transport links to surrounding towns and the coast.





robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

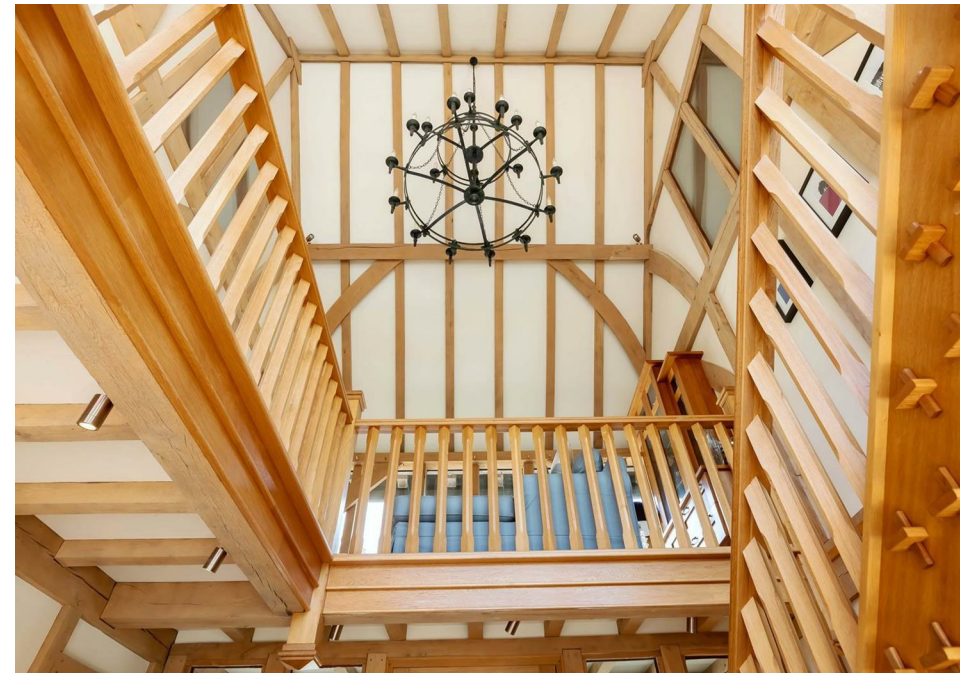
Robert
Luff & Co



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

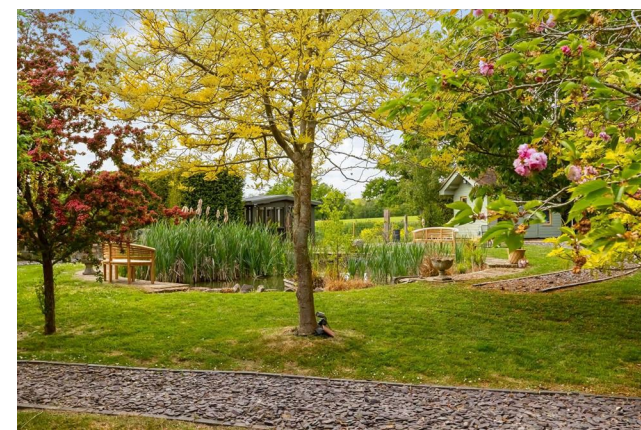
Robert
Luff & Co



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co

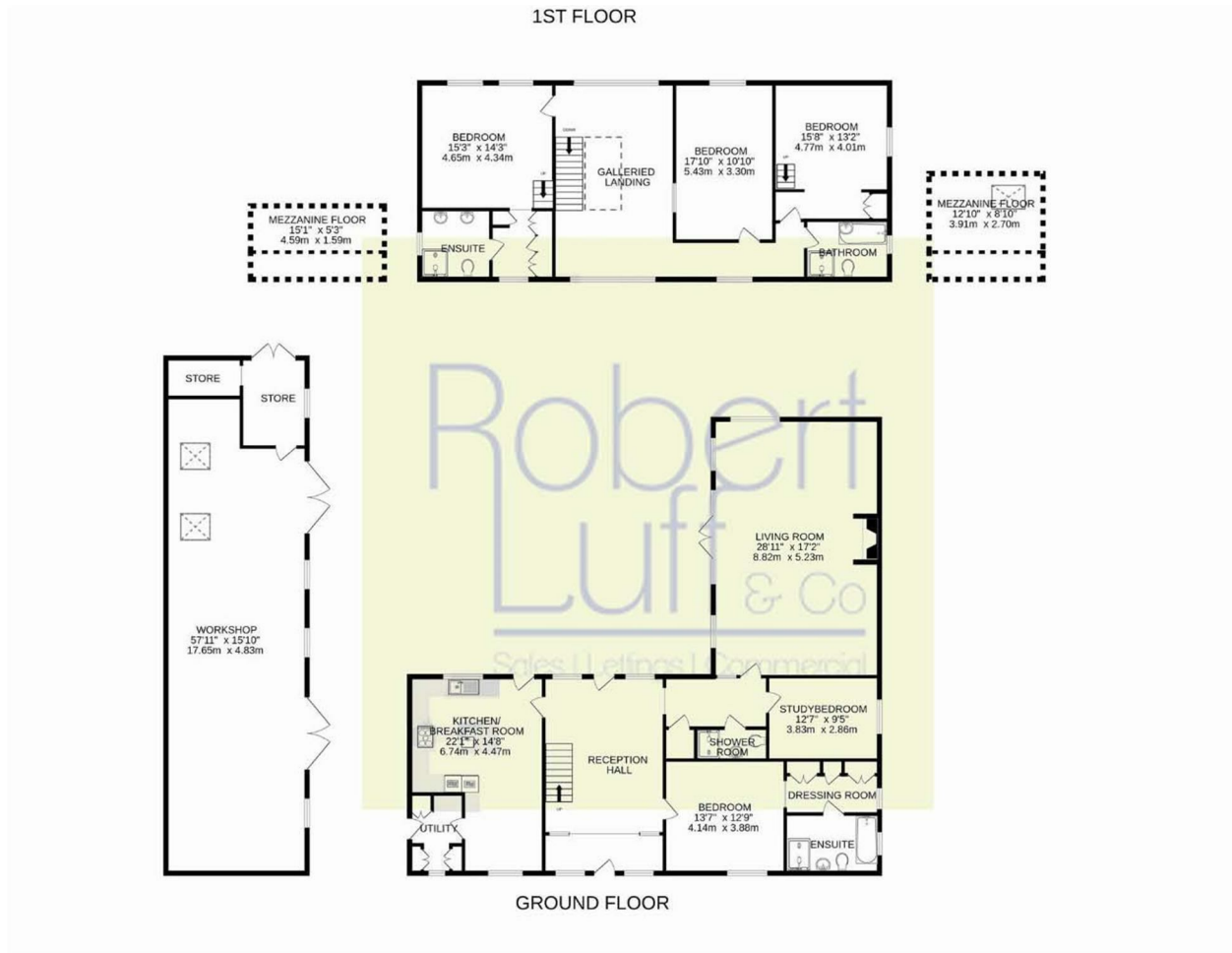


robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co

Floor Plan Castle Goring Way



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	68	74			
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 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.

robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

01903 331247 | info@robertluff.co.uk

Robert
Luff & Co