

@ Robert Luff & Co  
Lettings

# COMING SOON

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## Description

Robert Luff & Co are delighted to present for rent this substantial five-bedroom detached family home with additional annexe accommodation, set on an impressive 0.5-acre plot.

Tucked away in a secluded and private location with views towards the beautiful South Downs, this spacious and versatile property offers the perfect blend of rural charm and modern living.

The main house features a well-designed layout ideal for family life, with the heart of the home being a generous kitchen with breakfast and dining area — perfect for shared meals and entertaining. Further highlights include a light-filled conservatory, three bathrooms, and five well-proportioned bedrooms.

The separate annexe offers excellent flexibility, ideal for guests, extended family, or home office use.

Outside, the property boasts expansive gardens, a detached garage with a loft room above, and ample parking.

Viewings are highly recommended to fully appreciate the space, setting, and potential this wonderful home has to offer.

The logo for Robert Luff & Co is displayed in a large, elegant, black serif font. The word 'Robert' is on the top line, 'Luff' is on the second line, and '& Co' is on the third line. A thin horizontal line is positioned below the word 'Luff'.

## Key Features

- Beautiful Spacious Detached Family Home
- Separate One Bedroom Annex
- Stunning Gardens
- Views Towards the Downs
- Quiet Location
- Five Good Size Bedrooms
- Set on 0.562 Acres
- EPC Rating - D
- Detached Garage With Loft Room
- Secluded Plot

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The sitting room enjoys a beautiful outlook of the garden, plus a log burner to cosy up in front of in the colder months. Sunlight floods into this room on bright days.

This is a home where memories will be made, family Christmas's and summer barbeques, so get in touch if this appeals to you.

The main plot measures 0.562 acres and includes an expansive garden, a large patio, a detached double garage with a bonus loft room above, plus a large driveway, so lots of space for when everyone visits.

The seller also owns another part of the shared driveway and an area of land at the junction with the A24

**Sitting Room**  
**4.67m x 3.51m (15'4 x 11'6 )**

**Conservatory**  
**4.19m x 3.99m (13'9 x 13'1)**

**Breakfast Area**  
**3.99m x 3.38m (13'1 x 11'1)**

**Kitchen**  
**4.29m x 3.38m (14'1 x 11'1)**

**Utility Room**  
**3.96m x 2.44m (13'0 x 8'0)**

**Study**  
**3.78m x 2.34m (12'5 x 7'8 )**

**Annex Lounge**  
**4.88m x 3.78m (16'0 x 12'5 )**

**Annex Kitchen**  
**2.74m x 1.93m (9'0 x 6'4 )**

**Annex Bedroom**  
**3.73m x 2.67m (12'3 x 8'9 )**

**Annex Shower Room**

**Landing**

**Master Bedroom**  
**4.70m x 3.86m (15'5 x 12'8)**

**Dressing Room**  
**2.51m x 1.45m (8'3 x 4'9 )**

**En-Suite Shower Room**

**Bedroom Two**  
**4.04m x 3.66m (13'3 x 12'0)**

**Bedroom Three**  
**3.45m x 3.40m (11'4 x 11'2 )**

**Family Bathroom**

**Bedroom Four**  
**4.01m x 2.46m (13'2 x 8'1 )**

**En-Suite Bathroom**

**Bedroom Five**  
**2.95m x 2.29m (9'8 x 7'6)**

**Detached Double Garage**  
**5.59m x 5.54m (18'4 x 18'2)**

**Gardens**

**Parking**

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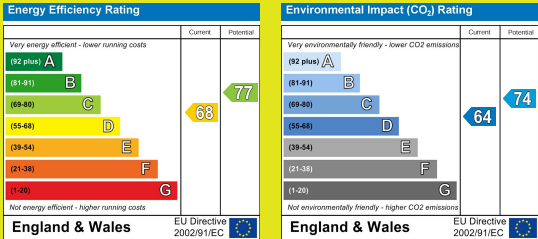
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Floor Plan



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