



**Montagu House, 8 White Court, Kings Ride,
Alfriston, BN26 5XP
£845,000**

Rager & Roberts



Montagu House forms the substantial portion of an important Arts & Crafts style Manor House which is believed to have been built in 1904 by Lord Montagu as a wedding gift for his daughter.

private entrance with entrance hall and inner hall with cloakroom and wc • sitting room with magnificent beamed ceiling with inglenook fireplace
large dining room with inglenook fireplace • luxuriously equipped kitchen/breakfast room • 4 large double bedrooms including spacious master
bedroom suite with shower room and wc • bathroom with wc • gas fired central heating
south westerly walled private garden and park like lawned gardens with two hard tennis courts • double garage

Description

Montagu House forms the substantial portion of an important Arts & Crafts style Manor House which is believed to have been built in 1904 by Lord Montagu as a wedding gift for his daughter. The impressive and spaciouly proportioned accommodation retains much of its glorious period character with the principal reception rooms featuring oak timbered ceilings of good height, large windows admitting a generous amount of natural light and a luxuriously equipped kitchen/breakfast room. There are fine south westerly views over the scenic Cuckmere Valley to the downland horizon. The communal facilities in respect of the park like grounds and tennis courts create a unique and wonderful setting. Only an internal inspection will convey the high merit of this very special property. **There is no onward chain.**

Location

Montagu House forms part of the intriguing development of this important Arts & Crafts style house which is set within communally maintained grounds extending to about two acres and adjacent to scenic downland countryside. Alfriston village centre is easily accessible and offers excellent local shopping facilities. The picturesque parish church and the ancient Tiger Inn with equally important period village houses combine to make Alfriston one of the loveliest of the downland villages. The surrounding downland protected by the South Down National Park provides outstanding recreational opportunity. There are rail services from nearby Berwick Station to Gatwick and London Victoria. The coastal town of Eastbourne offers a further range of amenities as does the county town of Lewes. There are channel ferries from Newhaven and world class opera nearby at Glyndebourne.

The property is approached by the sweeping communal entrance drive and forecourt with **Entrance Porch** and solid oak front door to **Entrance Hall** with stone flooring, radiator, oak double doors lead into a beamed Reception Area with radiator and on to

Magnificent Sitting Room 23'9" x 17'9" (7.24m x 5.4m) excluding the depth of the handsome inglenook fireplace and window recesses, triple garden aspect and a the fine inglenook fireplace with its massive oak bressumer beam over and log

burning stove, oak window bench seating and impressive 'crown and pinion' beamed and vaulted ceiling, two radiators and double glazed oak framed casement doors give access to the southerly private garden which commands glorious south westerly views over the communal grounds.

Spacious Dining Room 17' x 15'4" (5.18m x 4.67m) excluding the depth of the fine inglenook fireplace recess with oak bressumer beam over, beamed ceiling, large shelved storage cupboard, radiator and fine southerly views over the gardens towards the downs.

Inner Hall with handsome staircase with oak ballustrade, radiator, deep storage cupboard below stairs.

Cloakroom with wash basin and low level wc, radiator, extractor fan.

Spacious Kitchen/Breakfast Room 16'9" x 14'5" (5.1m x 4.4m) with range of polished granite working surfaces with inset double bowl sink unit and mixer tap, Shaker style drawers and cupboards below and wall cabinets, partly finished in oak with matching island unit including the breakfast bar with drawers and cupboards below, oak topped bench seat in the recess, appliances include the Miele oven with microwave oven above, five ring gas hob with filter hood over, pair of refrigerators and freezer unit, Miele dishwashing machine and plumbing for washing machine, concealed Vailant wall mounted gas fired boiler, radiator, tiled floor and door to the front forecourt.

The handsome staircase with its oak ballustrade rises to the **first floor Landing** well lit by the oak mullion window and deep window cill, cupboard housing Megaflo hot water cylinder, radiator.

Bedroom 2 15'9" x 12'8" (4.8m x 3.86m) commanding southerly views over the private walled garden and the lawned communal gardens beyond to the scenic Cuckmere Valley. Radiator, two large built in storage cupboards, matching bedside cabinets and dressing table unit, radiator.

Bedroom 3 15'9" x 12'3" (4.8m x 3.73m) with range of fitted wardrobe cupboards and cabinet, radiator.

Bedroom 4 15'2" x 8' (4.62m x 2.44m) with radiator.

Spacious Bathroom 2 with white suite comprising panelled spa style bath with mixer tap and retractable shower fitting, separate shower unit with wall mounted shower fittings, wash basin with cabinet below, low level wc, underfloor heating, heated towel rail, inset ceiling lighting, window.

The staircase with its oak ballustrade continues to the well lit **second floor Landing** with loft access.

Spacious Master Bedroom suite comprising Bedroom 1 21'6" x 16'2" (6.55m x 4.93m) approximate maximum measurements of the floor area reducing due to some sloping ceilings, commanding breathtakingly beautiful views over the gardens and grounds of White Court and the Cuckmere Valley to the scenic downland beyond, Arts & Crafts style open fireplace, built in wardrobe cupboard, dressing table unit and matching cabinet, two radiators and door to

Spacious Shower Room with shower unit, wash basin with cabinet below, low level wc, bidet, heated towel rail and door to large walk in storage cupboard.

Outside A charming feature of the property is the easily maintained and attractively landscaped area of private garden flanking the side and rear elevations and with access from the sitting room and dining room. Beyond the small private gardens are magnificent lawned gardens and grounds which extend to about 2 acres and are for the communal use of the residents of White Court. They flank the property mainly to the south and west and include two hard tennis courts for the use of the residents. The large communal forecourt in front of White Court provides a car parking facility in addition to

Large Double Garage 18'7" x 17' (5.66m x 5.18m) which is at the end of the coach house style building which has a pitched roof and clock tower.

Management of the gardens and grounds is arranged communally by White Court residents with, we are advised, a currently annual charge of £700 pa.

Tenure Freehold

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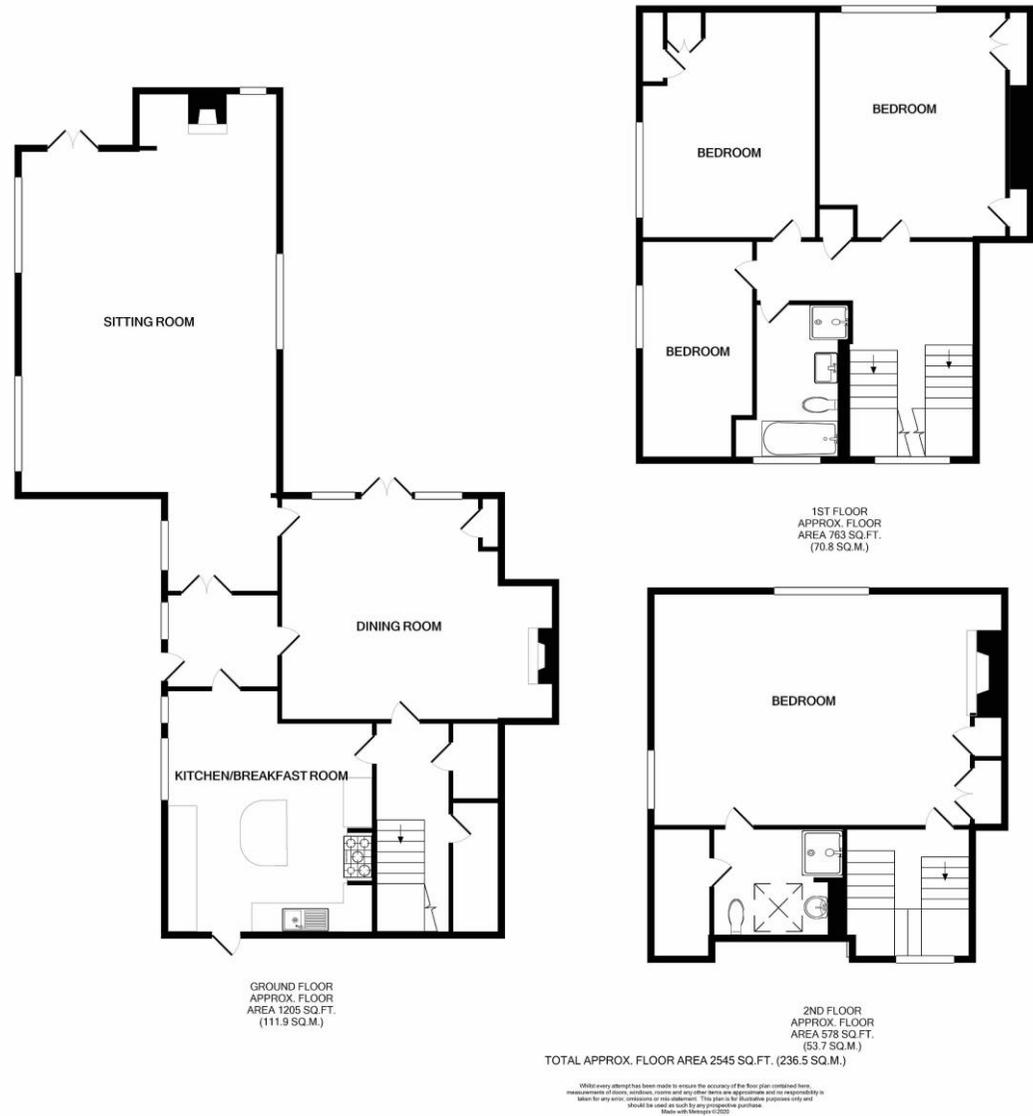
ALFRISTON

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



We have not carried out a structural survey nor checked boundaries or tested any apparatus, equipment, fixtures, fittings or services and cannot guarantee that they are in working order or fit for their purpose. All photographs, measurements, floor plans and distances referred to are given as an approximate guide only and should not be relied upon. Measurements indicate the approximate maximum dimensions of any room and can include window bays, wardrobe cupboards and recesses. We have not checked the legal documents to verify the freehold/leasehold status of the property.