



Old School House Houghton Bridge, Amberley - BN18 9LR

Guide Price £995,000

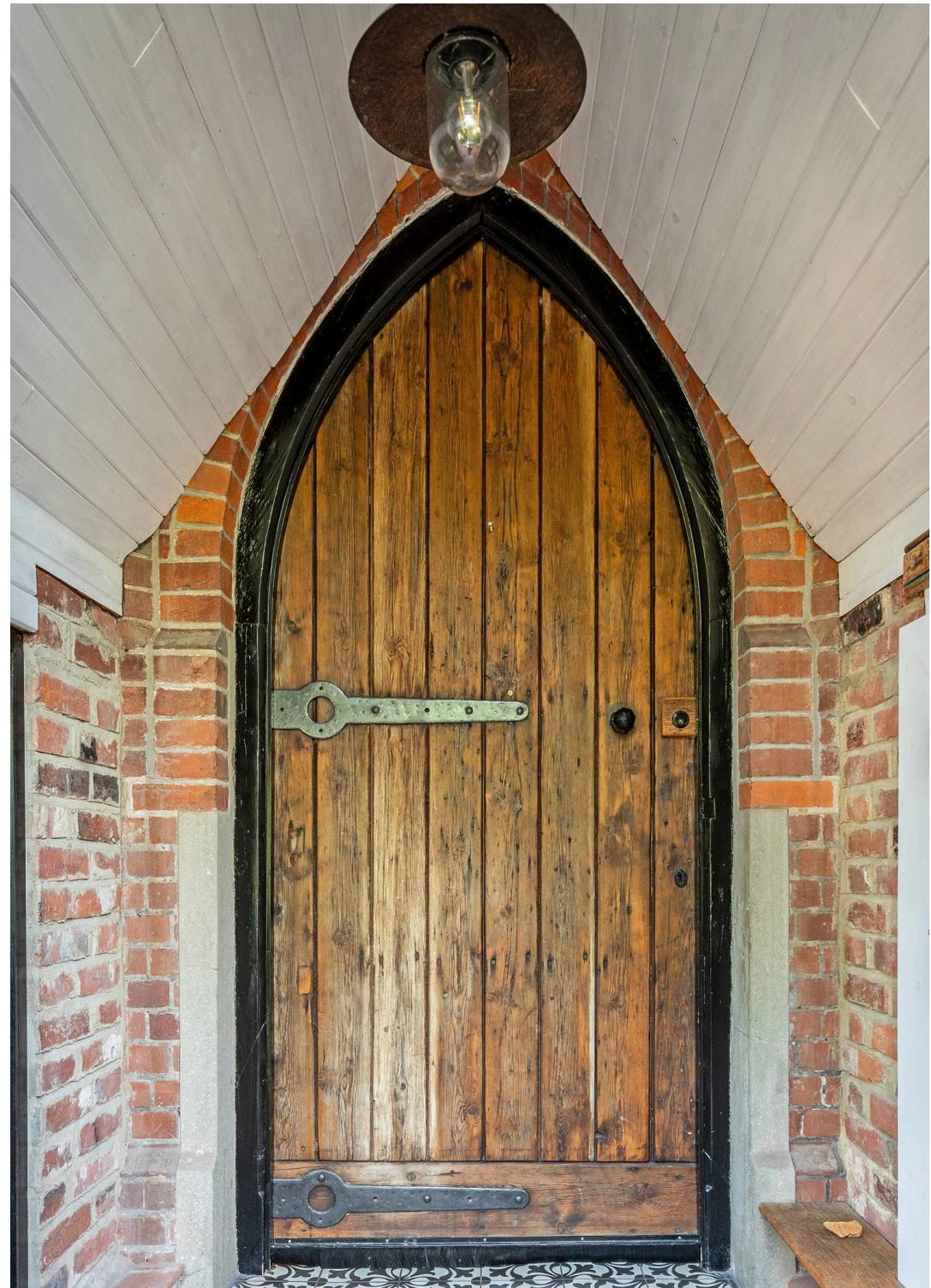
Old School House Houghton Bridge

- Striking period conversion in a former Victorian school building.
- Beautifully renovated interior blending heritage character with modern luxury.
- Breathtaking South Downs views from multiple rooms and the garden.
- Stylish, contemporary living spaces with underfloor heating throughout and energy efficient heating with air source heat pump
- High quality aluminium double glazed windows offering efficiency with a heritage aesthetic.
- Exceptional outdoor space, including terraced gardens, a cedar-deck dining area, and a covered gazebo.
- Spacious principal suite with vaulted ceilings and panoramic countryside views.
- Well designed kitchen garden with greenhouse and storage shed.
- Private parking for four vehicles directly adjacent to the property.
- Prime South Downs National Park location with excellent local amenities, walking routes, and transport links.

Occupying the central portion of a beautifully converted former school, The Old School House has been meticulously and stylishly renovated by the current owners to create a striking home that blends Victorian character with refined contemporary living. Set against breathtaking views of the South Downs, the property enjoys an idyllic setting complemented by thoughtfully landscaped gardens.

The approach is charming and characterful, with well-planted flower beds guiding you towards an enclosed porch featuring the original oak door and delightful children's coat hooks—an evocative reminder of the building's heritage.

Inside, the main living room is both impressive and inviting, centred around a contemporary wood-burning stove with an encaustic tile surround that subtly honours the building's Victorian past. The space is exceptionally light, enhanced by the owners' recent installation of powder-coated black aluminium double-glazed windows, combining superior efficiency with a heritage aesthetic. Warm wooden floors with underfloor heating extend through the reception room and into the adjoining snug and dining area, where elegant full-height cabinetry provides excellent storage. A large skylight and matching French doors flood the dining space with natural light and open directly onto the rear terrace—an ideal setting for entertaining.



The beautifully appointed kitchen features high-end appliances and a five-burner induction hob, complemented by a utility room and stylish ground-floor cloakroom. On the first floor are three thoughtfully designed bedrooms, each enjoying elevated views and bespoke detailing. The second bedroom includes fitted shelving, vaulted ceilings, and French doors that open onto a flat roof above the kitchen. The family shower room is modern, elegant, and finished to a high standard. Occupying the top floor, the principal suite is a calm, light-filled retreat with vaulted ceilings, built-in storage, and a contemporary bathroom offering far-reaching views across the Downs. Again there is underfloor heating to these floors.

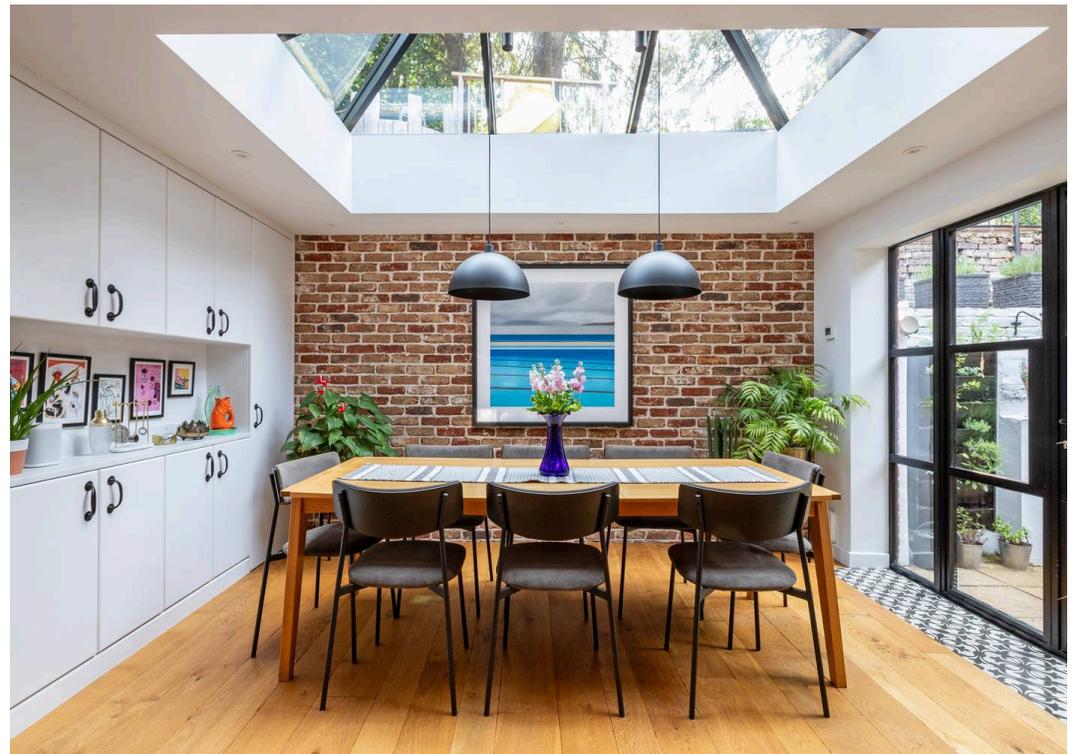
The outdoor spaces have been created with equal care. Directly behind the house, a private terrace flows from the kitchen—perfect for outdoor dining—while a spiral staircase leads to a terraced upper garden set against the chalk hillside, complete with children's play area.

Across the lane lies the main garden: a generous lawn bordered by mature trees and enjoying spectacular panoramic views. At its far end, a bespoke raised cedar deck provides an exceptional dining or relaxation space, accompanied by a covered gazebo for shade or shelter. A well-planned kitchen garden includes a timber greenhouse and storage shed, making the space as practical as it is picturesque. Adjacent to the house, private parking comfortably accommodates four vehicles.

This rare and beautifully finished home successfully unites architectural integrity with contemporary sophistication, all framed by the stunning landscapes of the South Downs.











Houghton Bridge is a picturesque hamlet adjoining the highly sought-after village of Amberley, set within the heart of the South Downs National Park, just seven miles north of historic Arundel. Surrounded by rolling countryside and traditional stone cottages, the area offers a quintessential English rural lifestyle. Situated directly on the South Downs Way, it provides outstanding access to scenic walking routes and natural beauty, including the renowned Amberley Wild Brooks—a haven for wildlife enthusiasts and birdwatchers. Convenience blends effortlessly with charm: within just 150 metres you will find the much-loved Riverside Tearooms, offering exceptional river views and direct access for paddleboarding and kayaking; The Bridge Inn, and a welcoming village pub. Amberley itself includes a village shop, while nearby Bury (three miles) offers an excellent farm shop known for its superb local produce. The surrounding towns of Storrington (under five miles) and Pulborough (seven miles) provide further amenities including supermarkets, cafés, and independent shops. Arundel, a short drive south, offers a vibrant cultural scene, historic attractions, and award-winning restaurants. The region is also central to Sussex wine country, with several acclaimed vineyards offering tastings and tours. The Pig Hotel in Madehurst is a popular nearby destination for relaxed dining in beautiful surroundings. Families benefit from an excellent choice of local schools, including Amberley CofE, Bury CofE, Storrington Primary, Dorset House, and Windlesham House, along with strong secondary options such as The Weald, Midhurst Rother College, Christ's Hospital, Great Ballard, and Seaford College. Recreational opportunities are abundant: enjoy golf at Cowdray Park and West Sussex Golf Club, polo at Midhurst, horse racing at Goodwood and Fontwell Park, sailing at Chichester Harbour, and flying at Goodwood Aerodrome. With a direct train to London running every half hour, Houghton Bridge offers an exceptional blend of natural beauty, lifestyle, and accessibility.

- Council Tax band: D
- Tenure: Freehold
- EPC Energy Efficiency Rating: C
- EPC Environmental Impact Rating: C



Approximate Floor Area = 179.3 sq m / 1930 sq ft
 Outbuilding = 6.1 sq m / 66 sq ft (Excluding Shed)
 Total = 185.4 sq m / 1996 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #93382



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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.