



# THE WATER TOWER

PETER HUGHES  
country property





# THE WATER TOWER, HORSHAM ROAD, STEYNING, WEST SUSSEX BN44 3AA

Guide Price - £1,350,000 - Freehold

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- Grade II Listed Water Tower
  - Living accommodation on 3 levels with potential for further conversion
  - 3 Bedroom timber clad cottage
  - Considered to have the possibility for a substantial extension, subject to all the necessary consents
  - Approached via a long private lane
  - Entrance drive
  - Gardens
  - Paddock
  - In extending to approximately 3.25 acres
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## DESCRIPTION

The Water Tower is an enchanting and totally unique Grade II listed property located in a stunning, peaceful, rural setting close to the South Downs. This very unusual and striking octagonal tower was designed by Maxwell Ayrton, the architect who designed the original Twin Towers at Wembley Stadium, and is constructed of reinforced concrete with an external 'helter skelter' staircase and a polygonal roof. It was constructed as an ornamental folly/water tower, with an observatory, in about 1930 for Sir Arthur Howard as part of the Wappingthorn Estate.

The accommodation in The Water Tower is very much a 'one off' with the hexagonal external walls creating circular walls internally. The ground floor is arranged as a kitchen/family room, with a fitted kitchen and includes a wood burning stove, with a shower room to one side. There is a charming bedroom on the first floor with a Juliet balcony, on the second floor a void is where the water was stored (considered to have potential to create additional accommodation, subject to all the necessary consents) and on the third floor is a stunning octagonal observatory with large casement windows and the most spectacular, 360 degree, far reaching views over the surrounding countryside, to the North and South Downs and Chanctonbury Ring. A single storey timber clad cottage provides additional

living accommodation, including a sitting room, kitchen, 3 bedrooms and a bathroom.

Planning consent was granted in 2002 for an extension to form substantial living accommodation, which has since lapsed. It is therefore considered there is the potential for extension to create a very unique country home, subject to all the necessary consents.

The Water Tower is approached over a private lane that runs through the Wappingthorn Estate. Double gates open into the entrance drive with the timber clad cottage to one side. The Tower sits in a good size garden and the grounds include a pond and paddock and, in all, extends to about 3.25 acres.

## LOCATION AND AMENITIES

The Water Tower is situated in a peaceful, very private, rural location a mile or so to the north of the South Downs and about 1.5 miles from the historic old market town of Steyning, which has a good range of shops for everyday needs, including many independent retailers. Shoreham-by-Sea with its small airport, harbour and railway station is about 6 miles to the south-east and there is easy access via the A283 to Shoreham, the A27, M23 and A24. The busy coastal town of Worthing is about 10 miles to the south-west, the thriving large town of Horsham is about 12 miles to the north. The

cities of Brighton and Chichester are about 12 and 20 miles respectively. In the immediate area there is access to a wide range of walking opportunities along local footpaths and bridleways and up onto the South Downs.

## SERVICES

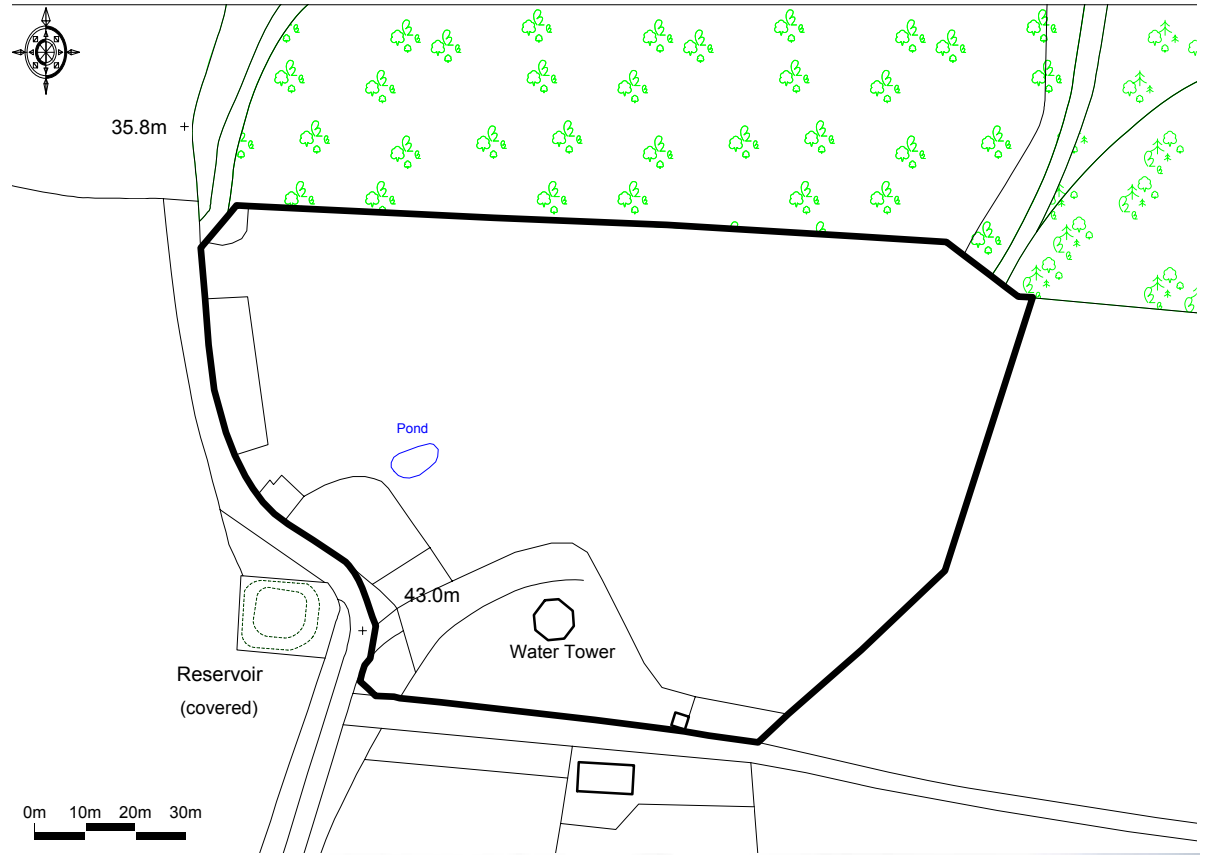
Mains electricity is connected. Private water and drainage. Electric heating and hot water. LPG gas boiler with radiators in the cottage.

## DIRECTIONS

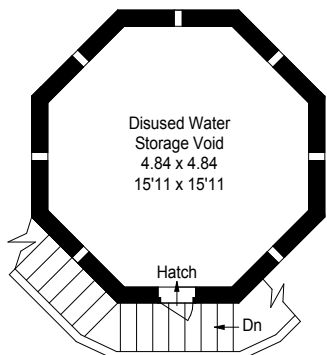
From Steyning, from the junction with the A283 take the B2135 Horsham Road, signposted to Ashurst and Partridge Green. The road bends sharply to the right and then to the left and then, after a few hundred yards, turn left into Wappingthorn Farm. Drive past the farm buildings and then past a couple of houses, after which you will see a close board fence on the left hand side. At this point there is a fork, take the right hand fork and this track leads to some double gates on the right hand side opening to The Water Tower.

## VIEWING

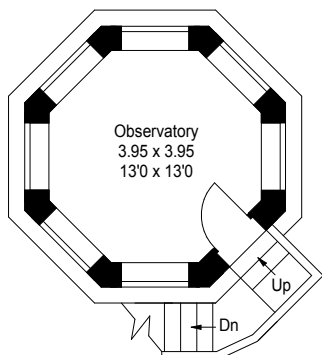
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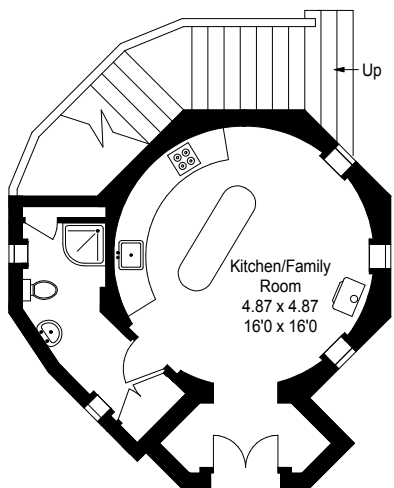




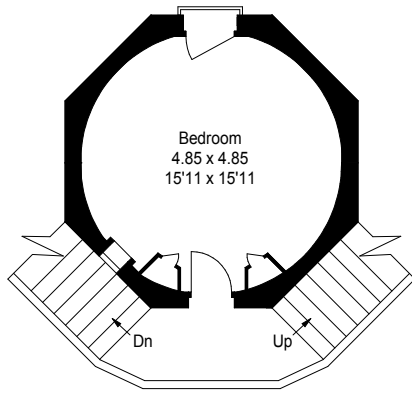
Second Floor



Third Floor



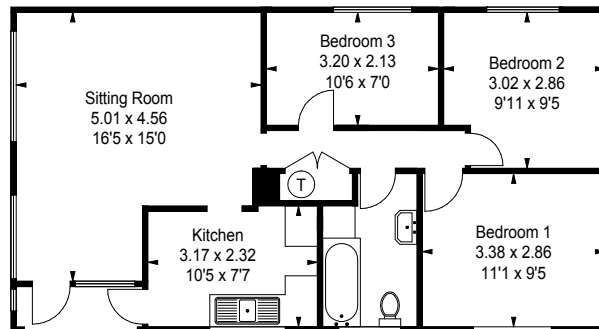
Ground Floor



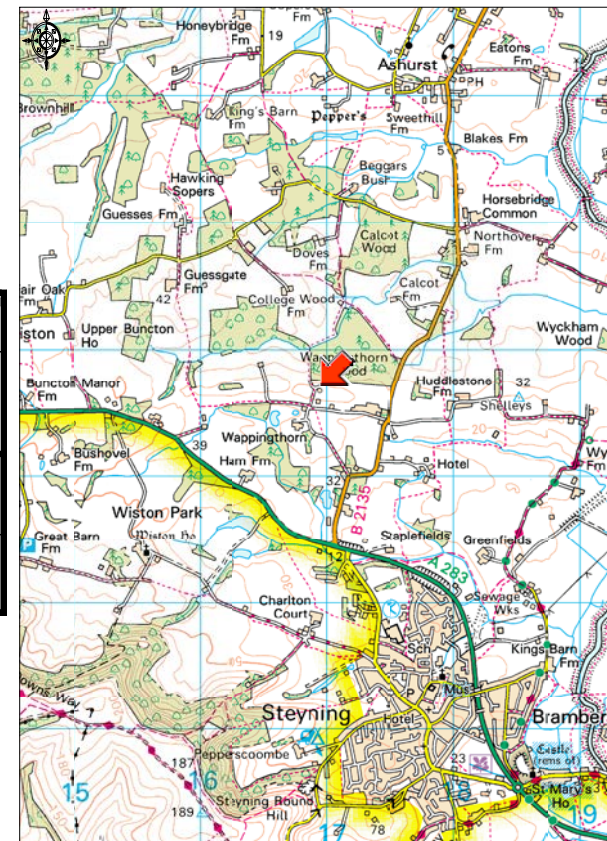
First Floor

### The Water Tower, Steyning

Approximate Gross Internal Area :  
 The Water Tower = 62 sq m / 667 sq ft  
 Second Floor Disused Water Storage Void = 19 sq m / 204 sq ft  
 Mobile Cottage = 62 sq m / 667 sq ft



Mobile Cottage Not shown in actual location/orientation



This plan is for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions before making any decisions reliant upon them.



#### IMPORTANT NOTICE

Peter Hughes would like to inform all prospective purchasers that these particulars have been prepared in good faith and that all descriptions, photographs, floor plans and land plans are given for guidance purposes only. Any measurements or distances are a guide and should not be relied upon. We have not surveyed the property or tested any of the appliances or services. These particulars do not form part of any contract in relation to the sale.  
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