



# *The Dovecote*

BN5 9LN

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# The Dovecote, Edburton – A Rare and Remarkable Sussex Home

Tucked away in the peaceful and picturesque village of Edburton, The Dovecote is a truly one-of-a-kind home... An award-winning barn conversion that combines the romance of a French chateau with the timeless charm of traditional Sussex flint architecture. Perfectly positioned just minutes from local favourites like the Shepherd and Dog in Fulking and The Royal Oak in Poynings, this property offers the very best of countryside living with easy access to Brighton and beyond.

From the moment you turn onto the long, private driveway, anticipation builds. A collection of elegant silver birch trees lines the approach, adding a sense of refinement and seclusion. There is ample parking for multiple vehicles, along with a garage, and beautiful manicured front lawns which create a welcoming sense of space and sophistication.

The layout of The Dovecote is a celebration of lateral living, with the majority of the accommodation spread across one expansive and flowing level. Step inside, and you're immediately struck by the quality, attention to detail, and considered design throughout.

The West wing of the home is centred around an extraordinary open-plan living space which is flooded with natural light and perfectly arranged for modern family life and entertaining. The kitchen, with its large marble-topped island, offers extensive storage and workspace, a traditional Aga, and a sleek Miele oven for everyday use. The adjoining dining area is framed by floor to ceiling French doors that open to the gardens, letting the outdoors in and creating a wonderful backdrop for gatherings.

A striking dual-aspect log burner subtly divides the kitchen/dining zone from the lounge, where vaulted ceilings elevate the space and enhance the overall sense of calm and openness. A separate utility room, cleverly tucked off the kitchen, provides direct access to the garden.

A spiral staircase leads to a stylish mezzanine level with glass balustrades, currently used as a home office, it's perfectly private yet connected to the living space below. This flexible area would also make a great playroom or creative studio.

On the eastern side of the home, you'll find four beautifully presented bedrooms and three luxurious bathrooms. The principal suite is a true sanctuary, with bespoke wardrobes, a sleek en-suite bathroom, and French doors opening out to the gardens. Alternatively, a second bedroom suite at the end of the hallway, accessed via a short flight of steps, could serve as the main bedroom or a refined guest suite. This room boasts vaulted ceilings, exposed beams, and a showstopping en-suite set within the home's original tower – a must-see feature!

Outside, the grounds are just as impressive as the interior...The beautifully landscaped gardens wrap around the home, featuring manicured lawns, established planting and a series of inviting patios. A hardstanding area to the side provides easy vehicle access through the grounds, enhancing practicality without compromising the aesthetics.

The expansive lawn at the rear offers a fantastic space for children to play, entertain guests or simply relax in the sun. Drawings were previously drawn up for a swimming pool which highlights the additional potential.

A selection of outbuildings further extends the home's versatility. One is currently set up as a home gym, while a converted stable block serves as a games room and storage area. These could easily be reimagined as an annex or formal garaging, depending on your needs.

At the back of the garden, the landscape gently transitions into the foot of the South Downs. The panoramic views here are truly breathtaking, so close it feels as though you could reach out and touch them, providing a stunning and ever-changing backdrop to this exceptional home.

The Dovecote is more than just a property – it's a lifestyle. A rare blend of countryside elegance, architectural excellence, and modern convenience, all within 10 minutes of Brighton. This is a home to fall in love with and one you'll never want to leave.

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■ *Asking Price* £2,450,000













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TOTAL FLOOR AREA:  
4139.79 sq. ft. (384.6 sq. m.) approx



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