



Pulborough, West Sussex RH20





Pulborough, West Sussex RH20

Guide Price of £1,750,000 Freehold

ID: 75710

Storrington 5.1 miles, Worthing 14.3 miles, Horsham 12.9 miles,  
Petworth 6.3 miles, Chichester 17.3 miles, Gatwick Airport 17.9 miles

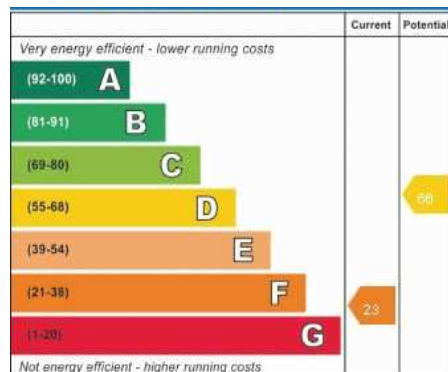


- Period property
- Stable block
- Detached double garage
- Separate one bedroom annex
- Garden and grounds measuring nearly six acres
- Views
- Mainline station in Pulborough

## Directions

Heading north on the A29 London Road in Pulborough, passing the Harwoods Bentley garage on your right hand side, continue for approximately quarter of a mile and continue over the bridge. Take the next turning on the left. An electronic five bar gate will open automatically, continue along the driveway and proceed straight ahead, and this will lead to the property.

What3words:///persuing.pythons.townhouse



## The Property

The property is entered via a wonderfully ornate brick storm porch with a date stone perch above stating 1901. Double doors lead through to a lovely period entrance porch with high ceiling and stained glass surround leading into the inner hall. Full of Edwardian character, there are high skirting boards, fabulous cornicing and stunning sweeping staircase.

To the left of the inner hall, a door leads through to double aspect formal dining room with feature fireplace, built in shelving and storage to either side and large bay window with views over garden and grounds. To the far end of the hall a door leads through to a sitting room, again with feature open fireplace with built in shelving and storage, large bay window and arch leading through to the triple aspect garden room, with double doors giving access to the outside seating area. There is also access to the study, complete with feature fireplace and passage leading to the kitchen, breakfast room, separate utility and walk in pantry. To the end of the passageway, stairs lead down to the extensive cellarage, which completes the ground floor accommodation.

The first floor is accessed by the beautiful sweeping staircase with a large stained glass window enjoying wonderful views over the adjoining paddock and church beyond. The first floor comprises of four double bedrooms, all enjoying various views over grounds and adjoining farmland. There is also a separate dressing room, large family bathroom, a separate shower room and further 'Jack & Jill' bathroom to bedroom three. Additional stairs lead up to bedroom five, with space for two double beds, two Velux windows and eaves storage.

## Outside

The property is approached via a long driveway with large lawned area to one side leading to spacious gravel off road parking area. To the right of the property there is a beautiful period courtyard with traditional stable block consisting of stabling, coach house, tack room, Coachman's room and hayloft. There is also an annex to the rear of the stable block with separate kitchen, sitting room and double bedroom with en-suite shower. A large detached double garage with electric roller doors completes the outbuildings.

To the rear of the property there are formal grounds all enjoying lovely views over adjoining farmland and the Sussex countryside beyond. To the left of the formal grounds there is access to a large paddock, which together with the formal grounds measures just under six acres.



To arrange a viewing call us on 01798 874033 or email [enquiries@glproperty.co.uk](mailto:enquiries@glproperty.co.uk)

View online at [www.glproperty.co.uk](http://www.glproperty.co.uk)



## Situation

Pulborough is a large village on the northern bank of the River Arun with a good variety of local shops including butchers, hairdressers, a florist, public library, dentists, a Primary Health Care Centre, a Tesco store and Sainsbury's. The village has a primary school (St Mary's) and The Weald secondary school is at Billingshurst. There are also three churches, several pubs and a hotel. The mainline railway station at Pulborough is on the Arun Valley line to London (via Gatwick), Chichester and the South Coast. There are good links to the national road network as the A29 and A283 cross at Pulborough.

## Sports and recreation

The area around Pulborough provides a wide range of sporting and recreational facilities with the West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. There is gliding at Parham, theatres at Chichester, Horsham and Worthing and sailing centres on the coast at Bosham and Chichester. There are some excellent pubs in and around Pulborough, many steeped in history. The local countryside provides numerous walks and bridle paths including the renowned South Downs Way. Of special note is the large RSPB nature reserve at Wiggonholt Brooks near the edge of Pulborough. Pulborough has rugby, bowls, and cricket clubs, whilst there are leisure centres at Storrington and Billingshurst.

## Services

Private drainage (Cess pit), oil fired heating, bottled gas for cooking, mains water and electricity.

According to Ofcom for this address Superfast broadband is available. Highest download speed is 34 Mbps.

## Council Tax

Council Tax Band G. Please contact Horsham District Council on 01403 215100.

## In the Know

Not all of our properties are available online. For further information on our "in the Know" selection, please give us a call on 01798 874033

## Viewing

Viewing strictly by appointment through GL & Co. Telephone 01798 874033 or email: [enquiries@glproperty.co.uk](mailto:enquiries@glproperty.co.uk)





To arrange a viewing call us on 01798 874033 or email [enquiries@glproperty.co.uk](mailto:enquiries@glproperty.co.uk)

View online at [www.glproperty.co.uk](http://www.glproperty.co.uk)





To arrange a viewing call us on 01798 874033 or email [enquiries@glproperty.co.uk](mailto:enquiries@glproperty.co.uk)

View online at [www.glproperty.co.uk](http://www.glproperty.co.uk)



# Highfield, Stane Street, RH20

Approximate Gross Internal Area = 323.5 sq m / 3482 sq ft

Basement = 28.6 sq m / 308 sq ft

Garage & Outbuildings = 155.6 sq m / 1675 sq ft

Total = 507.7 sq m / 5465 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1072939)

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.

To arrange a viewing call us on 01798 874033 or email [enquiries@glproperty.co.uk](mailto:enquiries@glproperty.co.uk)

View online at [www.glproperty.co.uk](http://www.glproperty.co.uk)

