



Upper Nash House

Nutbourne Lane, Nutbourne, West Sussex, RH20 2HS

Guide Price £1,595,000 Freehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

Upper Nash House, Nutbourne Lane, Nutbourne, Pulborough, West Sussex, RH20 2HS

An impressive modern country home set in approximately 3/4 of an acre of landscaped gardens with stunning views to surrounding countryside from its elevated position. Accommodation comprises **kitchen/family/dining room** with **walk-in larder cupboard, dining room, drawing room, games room/entertainment room** and **family room**. There is also a **utility room** and **cloakroom**. On the first floor are **four bedrooms** and **three ensuite bathrooms**. The **principal bedroom** also has a **dressing room**. In addition there is a **large office/gym**, which with the garage/carports beneath, has potential to be converted into a self contained annexe - planning consent was obtained, but has now lapsed. On the second floor are **two further large bedrooms**, one has a **dressing room** and both share a **bathroom**. Further benefits include **parking for numerous cars, a double car port** and further **garage, a 32' cabin** housing a **swimming pool** and **secluded landscaped gardens**. Pulborough is nearby with its mainline railway station, a Tesco and Sainsburys supermarket along with other shops and amenities.

The accommodation is as follows:-

Reception Hall Glazed front door, stunning marble effect porcelain floor, cloaks cupboard, oak staircase, door to rear terrace.

Cloakroom Wash hand basin, low level WC, tiled to walls and floor.

Drawing Room Brick faced inglenook fireplace with wood burning stove, French doors to side large decked area and garden, views to 3 sides.

Kitchen/Breakfast/Family Room In three defined zones and with French doors leading to garden. The Schmidt kitchen with its integrated De Dietrich appliances and a range of wall and floor units to include carousel units, walk-in larder, pull out larder and large pan drawers, granite work surfaces and splash backs, central island with induction hob and extractor fan over, double oven, microwave/ combi oven, dishwasher, space for cabinet fridge freezer, views over garden to the South Downs and beyond.

Dining Room Bay window with views to the west. Centre light, wall lights and down lighters.

Games/ Entertainment Room Quadruple aspect room with windows to all sides. The rear has a raised area with storage below and bespoke fitted bar with covered casino compendium. French doors to the rear terrace and door to the garage. The room currently houses a full size snooker table and has wiring in place to be used as a home cinema.

Utility Room With wall and floor units, work surface, sink and drainer, plumbing and space for washing machine and tumble dryer, window overlooking garden, oil fired boiler.

From the **Entrance Hall**, the elegant staircase rises to the **First Floor Landing** With further staircase leading to the second floor, doors to each room.

Principal Bedroom Suite A double aspect room with far reaching views over garden to the South Downs and beyond, door to **En-Suite Bathroom** Jacuzzi bath measuring 6'0" x 3'0" Corner shower with multi jets, twin wash hand basins with storage cupboards above, low level WC, bidet, ladder heated towel rail, fully tiled walls and floors. **Dressing Room** Sloping ceiling with storage space, Velux window.

Potential Annexe/Office/Gym Room Sloping ceiling with dormer windows to front and rear with views. There is potential to convert this room along with the garage and workshop below into a self contained annexe with a kitchen/diner and lounge on the ground floor and one or two bedrooms with a bathroom on the first floor. They could be connected by a spiral staircase which would need to be installed, planning had been obtained, but has now lapsed.

Bedroom 2 Double aspect room with views, wardrobes and cupboards, door to **En Suite Bathroom 2** With corner shower cubicle, corner spa bath, twin wash hand basins and cupboards below, heated towel radiator, fully tiled to walls and floor.

Bedroom 3 A range of wardrobes and cupboards, window, door to **En Suite Bathroom 3** P-shaped panelled bath with shower overhead and screen, wash hand basin, low level WC, heated ladder towel rail, fully tiled to walls and floor.

Bedroom 4 Window to rear with views, double wardrobe, cupboard housing Megaflow system.

From the First floor landing, further staircase to the **Second Floor Landing** Doors to

Bedroom 5 Double aspect room with magnificent views South, walk-in wardrobe and under eaves storage space which could be converted to a dressing room as with bedroom 6.

Bedroom 6 Triple aspect room with eaved ceiling with Velux window, cupboards, door to Dressing Room With radiator and down lighters which has potential for conversion to an ensuite bathroom (STPP).

Bathroom Panel enclosed bath with mixer taps and held shower attachment. Walk in shower cubicle, twin basins, low level WC, heated ladder towel rail, fully tiled walls and floor.

OUTSIDE

A very large blocked paved driveway with parking for numerous cars. Power available for electric gates if required. There is further parking to the side of the side.

Garage With remote controlled up and over door, tiled floor, door to games room and workshop/ garden room and large terrace area.

Double Car Port With oak timber frame and tiled flooring with potential to be converted to a double garage. **Workshop/Garden Room** With door to rear terrace area.

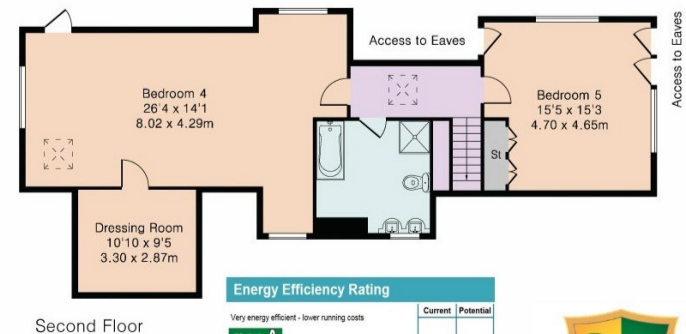
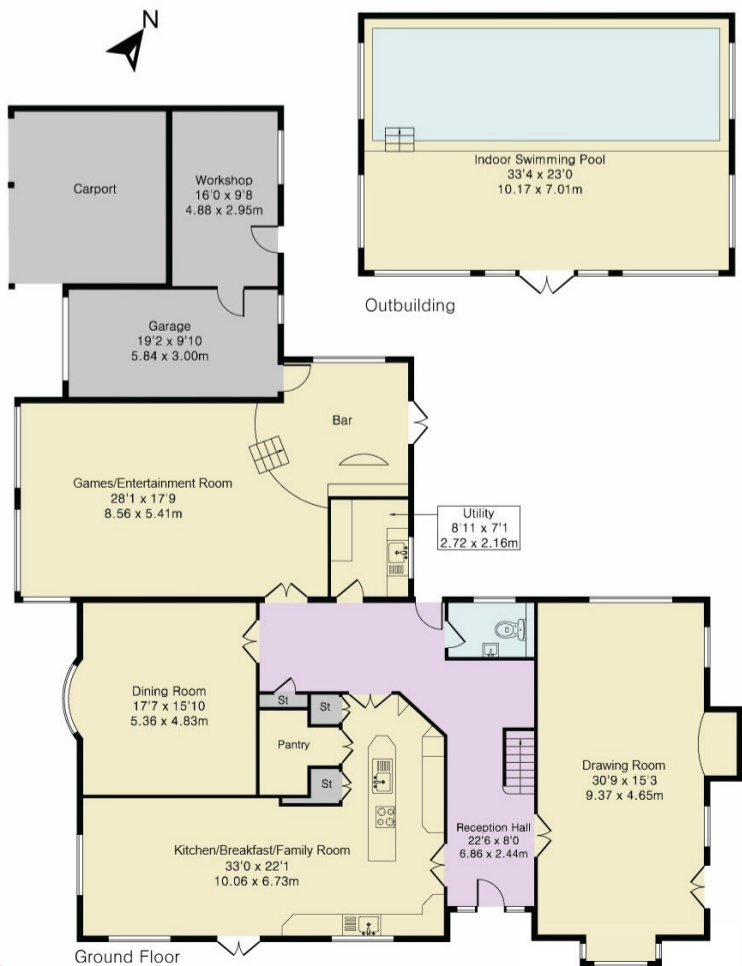
The Gardens About 3/4 of an acre in total, comprising a well established landscaped garden to South of the house with rural views with raised York stone terrace and block paved paths to lawns with mature hedge border and fencing, well stocked flower and shrub borders, trees and a sun terrace, gates to front and rear gardens. Garden to rear with decking and Indian stone courtyard with mature hedging and fencing and a large garden shed.

Indoor Swimming Pool/Gym The swimming pool requires attention and has space in front for entertaining/ summer house/gym/storage space. To the rear is a pool house and a shed.

Council Tax Band - G

Ref: 24/5502/03/14

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.



Approximate Gross Internal Area 6827 sq ft – 634 sq m
 Ground Floor Area 2788 sq ft – 259 sq m
 First Floor Area 2298 sq ft – 214 sq m
 Second Floor Area 974 sq ft – 90 sq m
 Outbuilding Area 767 sq ft – 71 sq m

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-100)	66
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	50



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.