






Ponders, Pulborough

In an elevated position a large detached bungalow commanding stunning views towards the South Downs.

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- ▶ **Sitting room with impressive feature fire place**
- ▶ **Kitchen and separate utility room**
- ▶ **Cinema room**
- ▶ **Four double bedrooms all with en-suite**
- ▶ **Accommodation nearly 3,000 sq ft**
- ▶ **Plot of just over two thirds of an acre**
- ▶ **Gated carriage driveway**
- ▶ **South facing well stocked rear garden**
- ▶ **Plans for extension DC/19/1988**
- ▶ **Leisure swim spa**

Ponders is set in the private road of Batts Lane and in an elevated position with stunning views of the South Downs. On entering the plot via electric gates there is a carriage driveway providing ample parking.

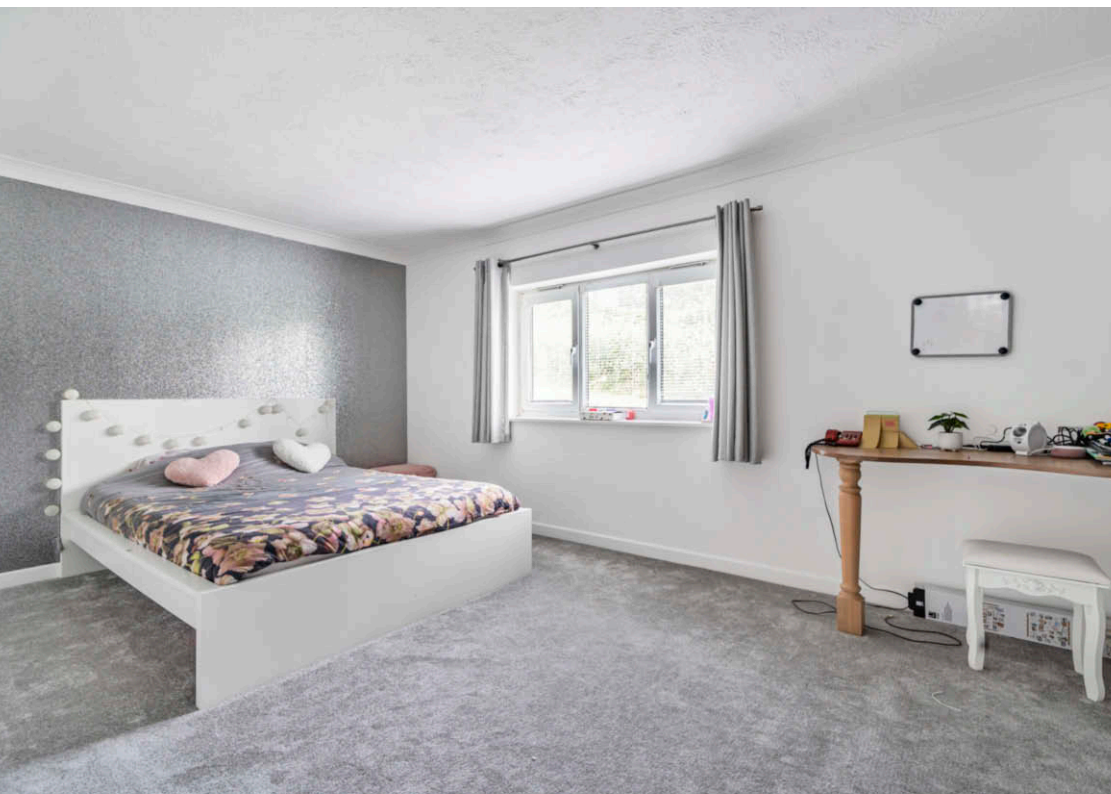
Double entrance door leads to the hallway where there is plenty of cupboards. To the rear is the large sitting / dining room with Rocal fireplace and feature wall, there are patio doors to the decked terrace. The kitchen would benefit from updating but this is where you may wish to take advantage of the plans which have been drawn up to extend the property and create an amazing kitchen / dining / family room. Off the kitchen is a large utility room and cloakroom.

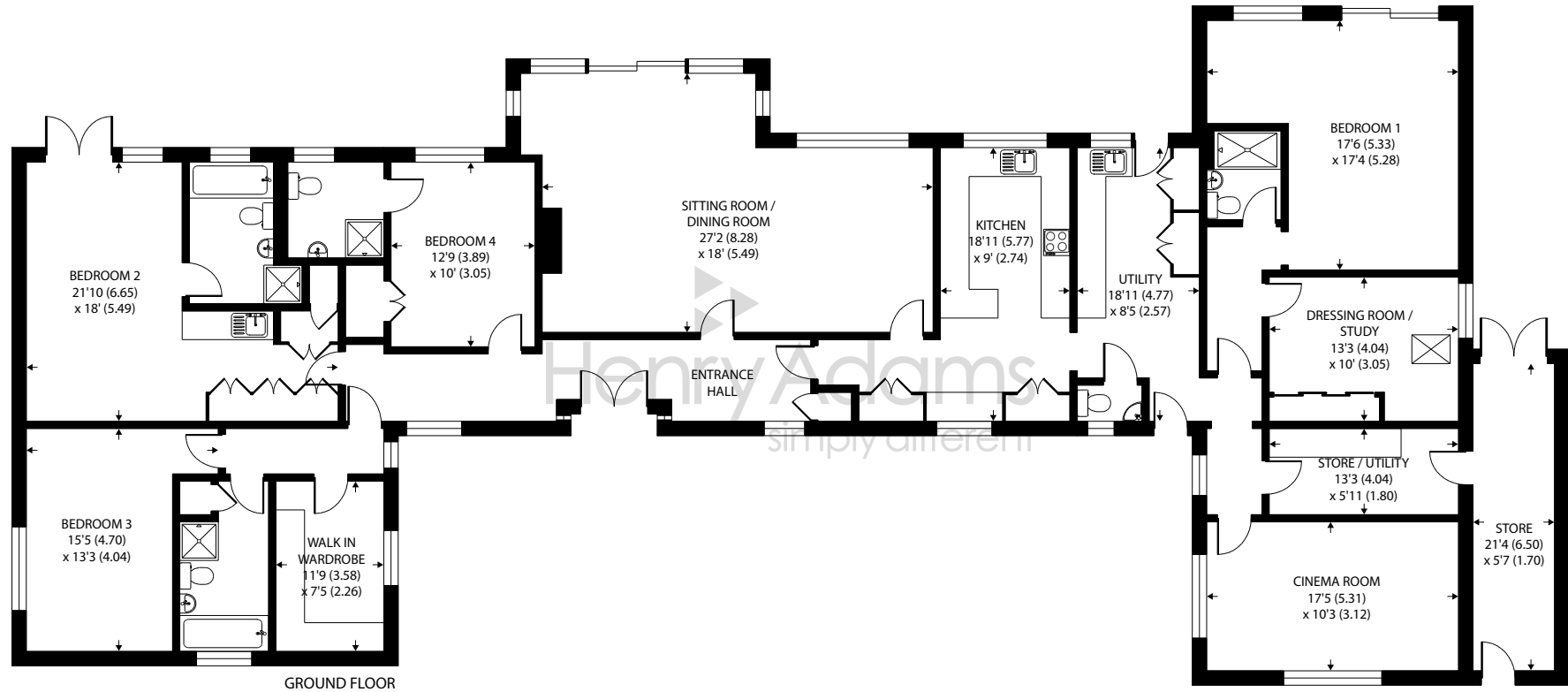
There are two bedroom wings with Ponders the first having a large bedroom, shower room and dressing room or study, and then a second utility room and cinema room or additional bedroom.

The other bedroom wing has a bedroom suite of double bedroom, full bathroom and dressing room, the largest of the bedrooms with an en-suite and then the final bedroom with en-suite shower room.









Approximate Area = 2926 sq ft / 271.8 sq m

For identification only - Not to scale



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.

Grounds

Outside the gardens are mainly laid to lawn with a variety of plants and shrubs, there is a large decked area which is accessed from most rooms at the rear of the property. Outside bedroom one is a leisure swim spa with hot tub and swim flow. The plot is around two thirds of an acre with a lovely Weeping Willow near the pond.

Location

The area around Pulborough provides a wide range of sporting and recreational facilities with West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. There is gliding at nearby Parham, theatres at Chichester, Horsham and Worthing and sailing centres all along the coast. The local countryside provides numerous walks and bridle paths including the South Downs Way. Of special note is the RSPB nature reserve at Wiggonholt Brooks. Pulborough has rugby, bowls and cricket clubs, where there are leisure centres at Storrington and Billingshurst. There is a main line railway station with links to London Victoria and the South Coast.



