



Lindor Tudor Close, Pulborough

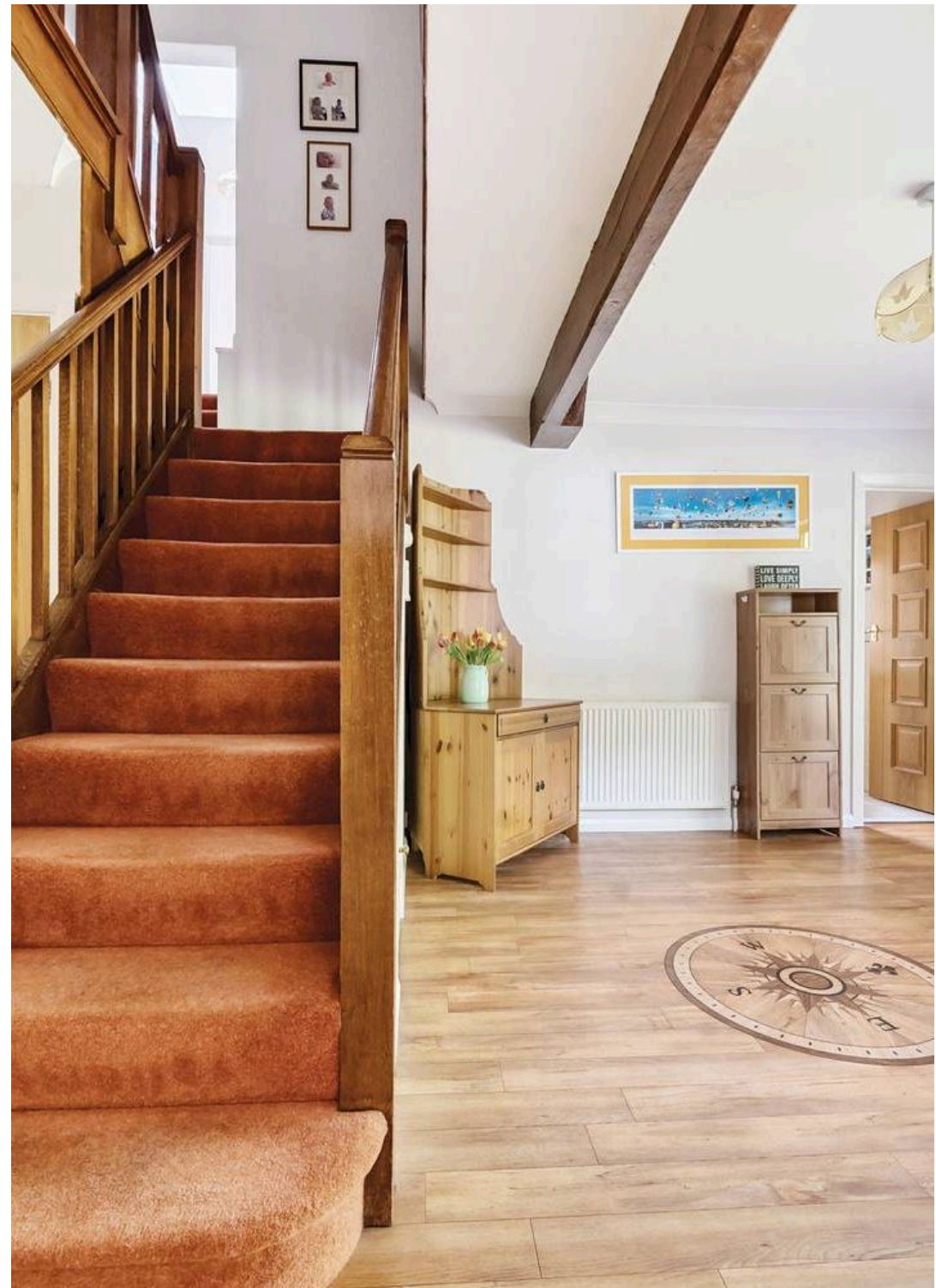
In Excess of £1,375,000

Lindor Tudor Close

Pulborough

- Large welcoming entrance hall with coat cupboard and cloakroom off
- Amtico flooring to hallway and family room
- Kitchen with appliances and ample storage, French doors to garden and utility room also with external access and family room / playroom
- Kitchen with integrated microwave, steamer oven, double oven and warming drawer, twin larder fridges and gas hob in island.
- Dining room with access to terrace
- Large sitting room with access to terrace and wood burner
- Potential annexe accommodation to provide sitting room, kitchen, two bedrooms and two bathrooms currently two receptions rooms and bedroom accommodation
- Principal bedroom with en-suite and walk in wardrobe
- Three further double bedrooms and family bathroom
- Double garage with room over and carriage driveway with ample parking
- Large gardens with various entertaining area on the terrace.
- No forward chain
- Full fibre 900 to property
- Electric point for car charging
- Various garden sheds and outbuildings

On a private road on a quiet street, this impressive 6-bedroom Carver home offers the epitome of family living and has been in the current family for over 30 years. As you step through the inviting entrance hall, you are greeted by the spacious interiors adorned with Amtico flooring stretching through the hallway and family room, leading the way to a contemporary kitchen fitted with high-end appliances and ample storage. The kitchen island hosts a gas hob, and there are integrated appliances including microwave, steamer oven, double oven, warming drawer, and twin larder fridges, perfect for culinary enthusiasts. French doors open up to the expansive garden, seamlessly connecting the indoor and outdoor living spaces. Off the kitchen is the family room and utility room. The property boasts a charming dining room with access to a terrace and a spacious sitting room accompanied by a wood burner, providing a lovely focus to the room.



The principal bedroom exudes elegance with its en-suite bathroom and a walk-in wardrobe, while three additional double bedrooms and a family bathroom cater to the needs of a growing family. The accommodation offers versatility with potential annexe options which could provide a sitting room, a kitchen, two bedrooms, and two bathrooms - a thoughtful layout catering to various living arrangements or alternatively if required the accommodation can be used as it is now a gym and study on the ground floor and additional bedrooms on the first.

The home also features a double garage with electric door and a room above it, a carriage driveway offering ample parking space, and high-speed full fibre internet connectivity. The well maintained grounds showcase a variety of entertaining areas on the terrace, perfect for hosting al fresco gatherings in style. Additional amenities include electric charging point for vehicles, various garden sheds, and outbuildings - ensuring convenience and comfort in every aspect of living. Seize this opportunity to own a property that harmoniously combines elegant interiors with expansive outdoor spaces, offering a lifestyle of comfort, convenience, and luxury.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





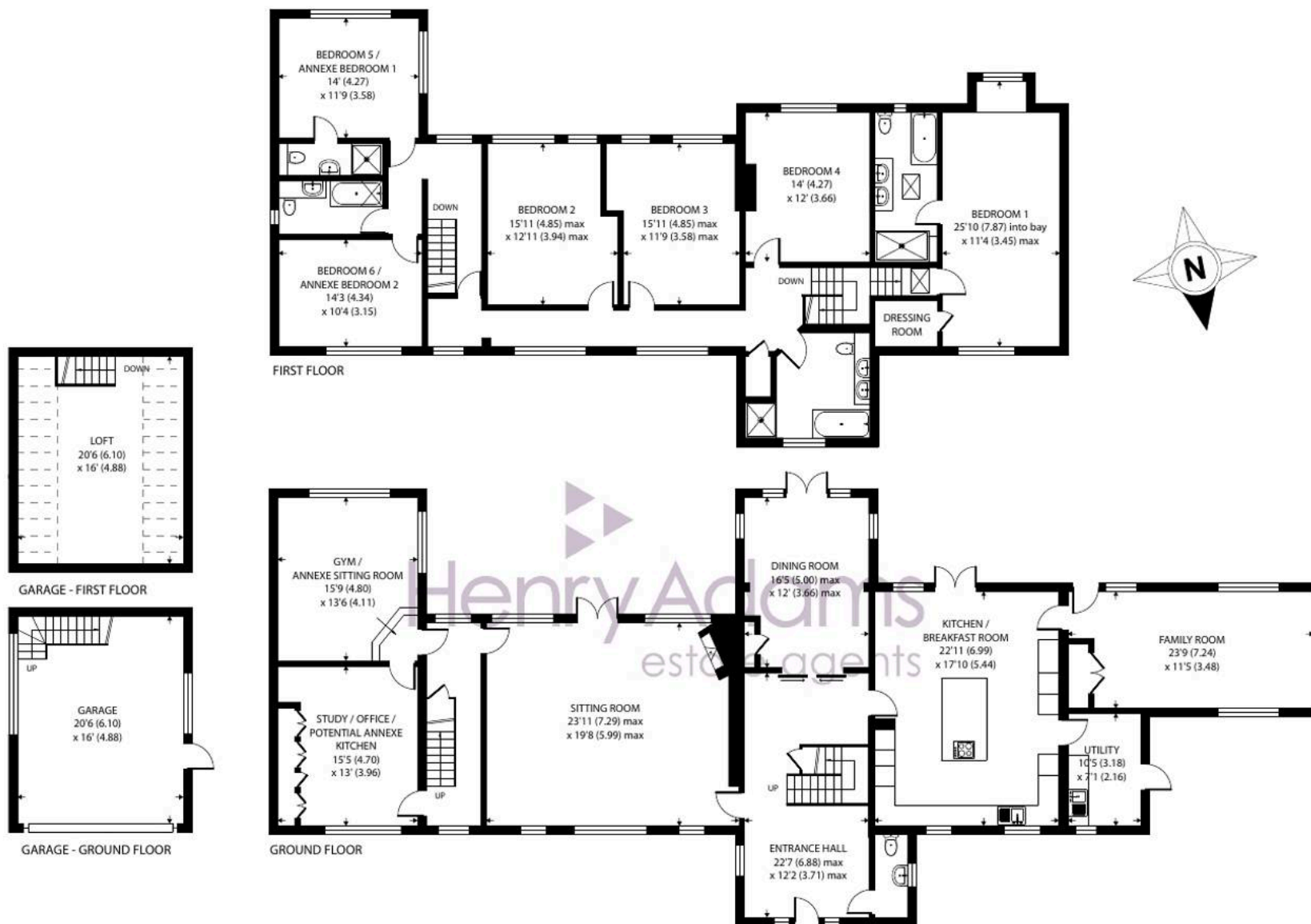


Location

The property is in the village of Pulborough but is well situated to take full advantage of all that is on offer in the surrounding areas. 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. Close by in the picturesque village of Nutbourne, there is a choice of two vineyards, including the award winning Nyetimber Vineyard. Lindor is perfectly situated on the boundary of the South Downs National Park. For those wishing to commute, Pulborough mainline railway station is located less than 2 miles away. Tudor Close is a private road on the outskirts of Pulborough.







Approximate Area = 4174 sq ft / 387.8 sq m
 Garage = 480 sq ft / 44.6 sq m
 Limited Use Area(s) = 160 sq ft / 14.9 sq m
 Total = 4814 sq ft / 447.2 sq m

For identification only - Not to scale





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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.