



22 Oddstones, Codmore Hill - RH20 1FS

Offers Over £600,000

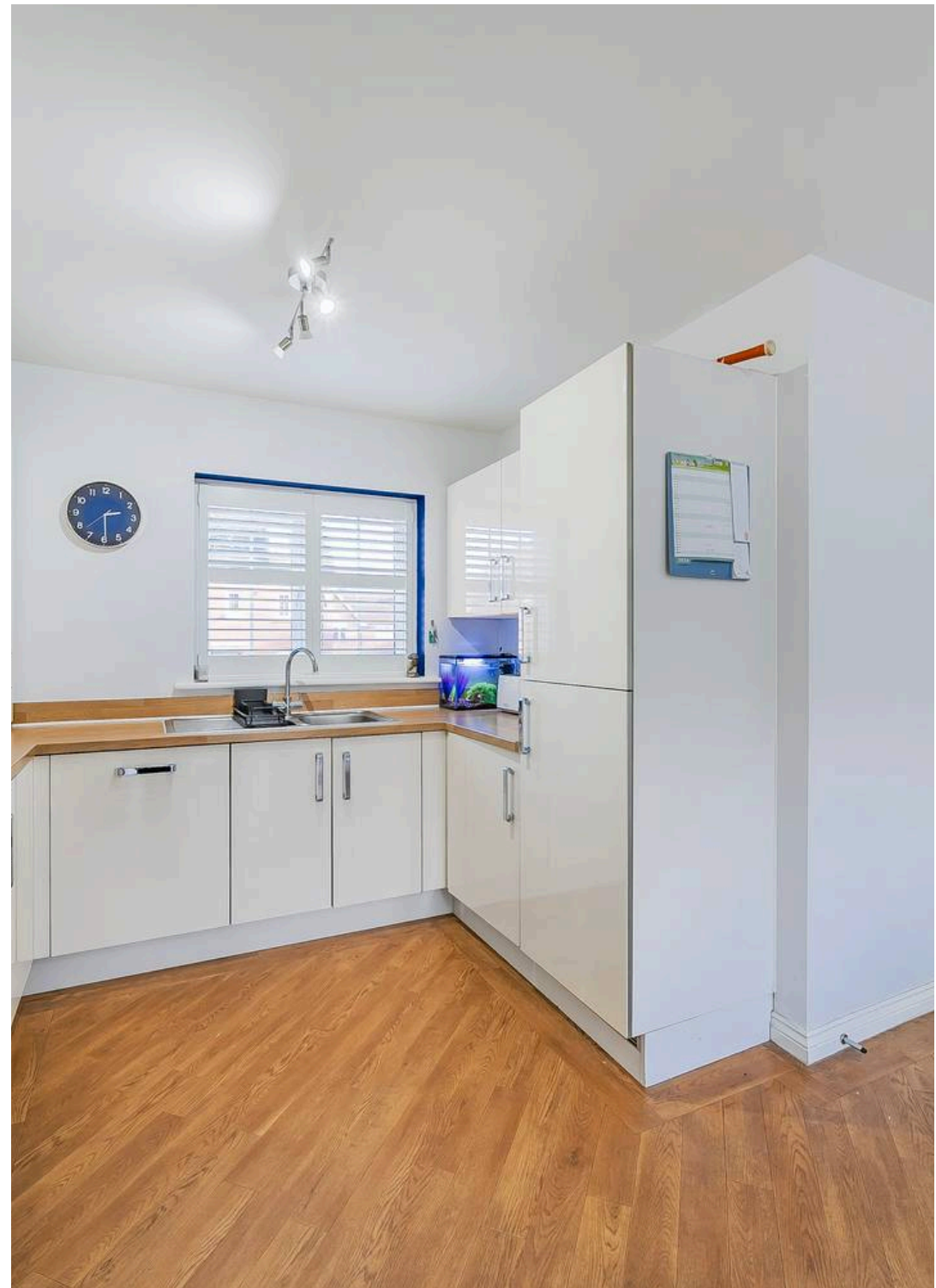
22 Oddstones, Codmore Hill, Pulborough

- Rarely available, detached family home, arranged over three floors, approaching 2000 sq ft and close to amenities
- Large, inviting entrance hall with ground floor cloakroom
- Spacious, dual aspect, living room with access to garden
- Spacious kitchen/dining room ideal for a busy family
- Five double bedrooms
- Three bathrooms / shower rooms
- Garage and driveway parking
- Close proximity to wide range of local amenities
- Pulborough mainline station 1.3 miles

Located in the modern Oddstones development in Pulborough, this lovely 5-bedroom detached house offers a spacious family home over three floors, boasting internal accommodation approaching 2000 sq ft.

The large entrance hallway sets a grand tone upon entry, complete with a convenient ground floor cloakroom and understairs storage for added functionality. The ground floor features a welcoming dual aspect sitting room with direct access to the garden. The large kitchen / dining room is a focal point of the home, equipped with a gas hob, washing machine, dishwasher, and ample space for a fridge freezer, complemented by a generously sized dining area with doors opening out to the garden making it ideal for a busy family.

Upstairs, five double bedrooms over two floors offer ample space for a growing family, complemented by an en-suite to bedroom one and a family bathroom / shower room to the first floor and a shower room to the second floor, ensuring convenience for all residents. Further benefits include a garage and driveway parking, ensuring ample space for vehicles and storage. Conveniently located close to amenities including Sainsbury's, and just a short walk from Pulborough mainline railway station, this property offers the perfect blend of comfort and convenience, ideal for modern family living.



Outside, the rear garden is a good size with ample space for children to play and to the front there are lawned garden areas to both sides of the front entrance path, with additional lawned area adjacent to the long driveway providing a pleasant frontage to the property.

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. Nearby there are Sainsburys and Tesco supermarkets in Pulborough and Lidl in Billingshurst. Schools locally cater for early years to college ages.

Council Tax band: F

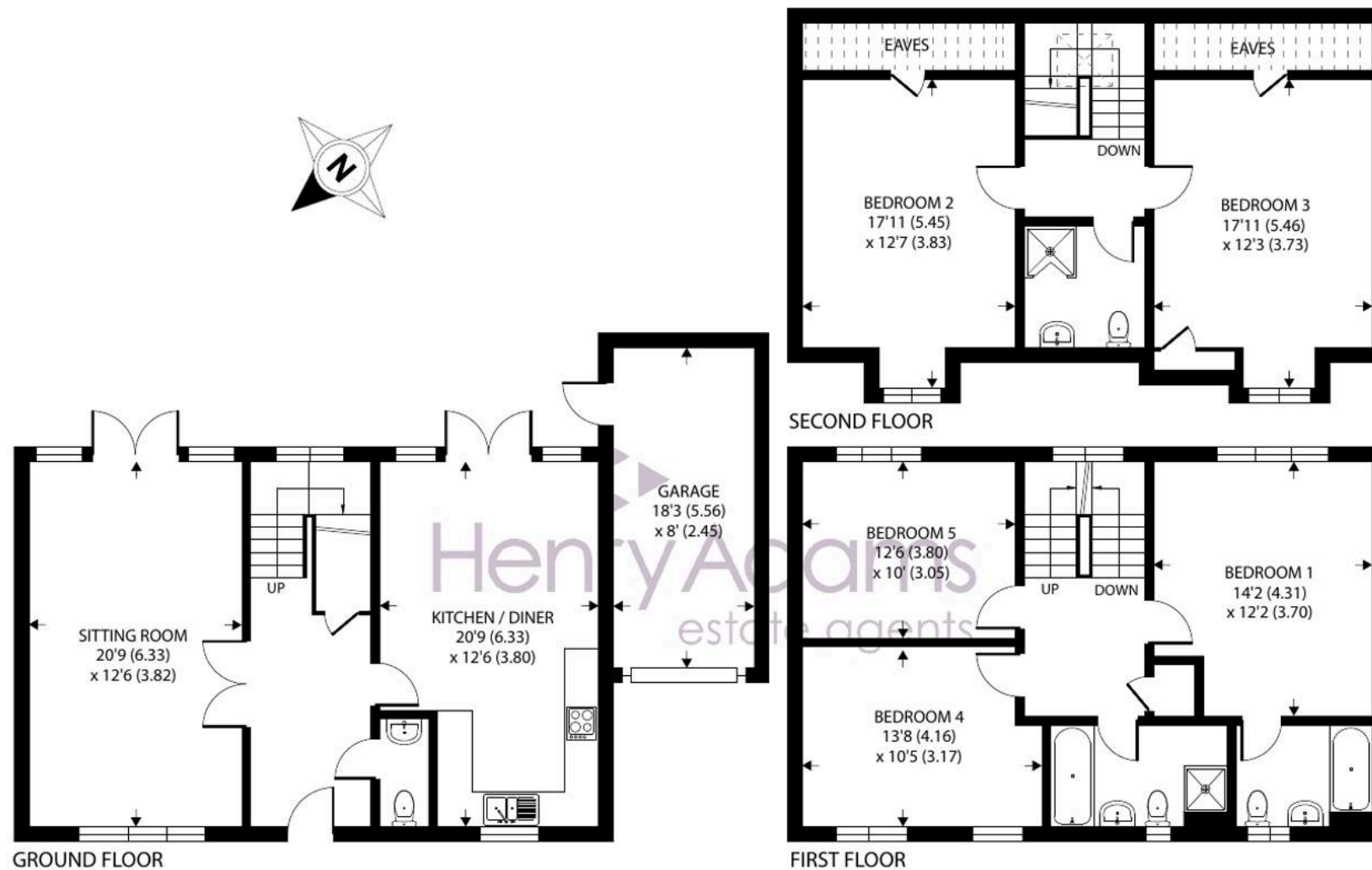
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







Approximate Area = 1891 sq ft / 175.6 sq m

Limited Use Area(s) = 81 sq ft / 7.5 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 2119 sq ft / 196.7 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