



Guide Price £650,000 Freehold

A beautifully presented and upgraded family home close to amenities of Pulborough village



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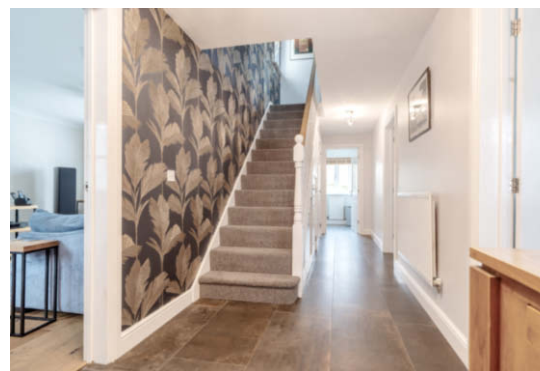
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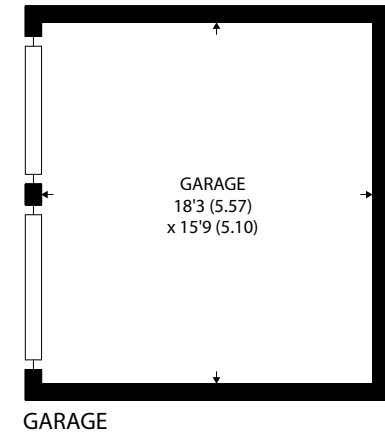
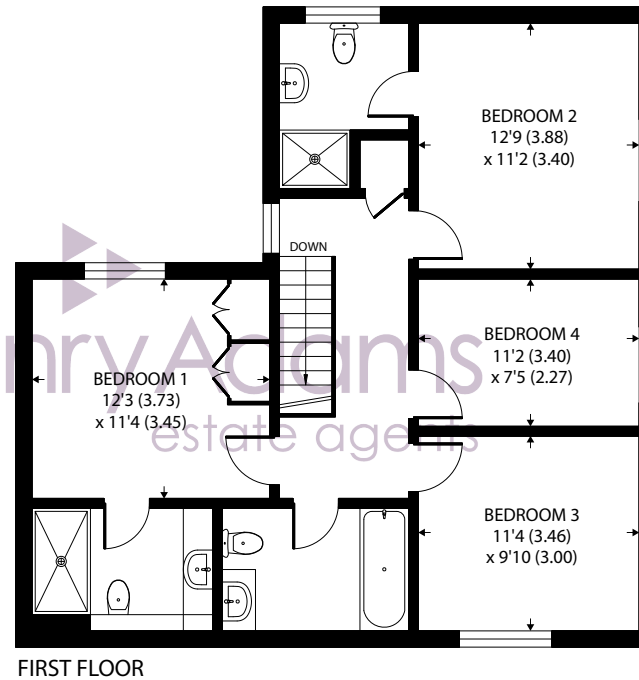
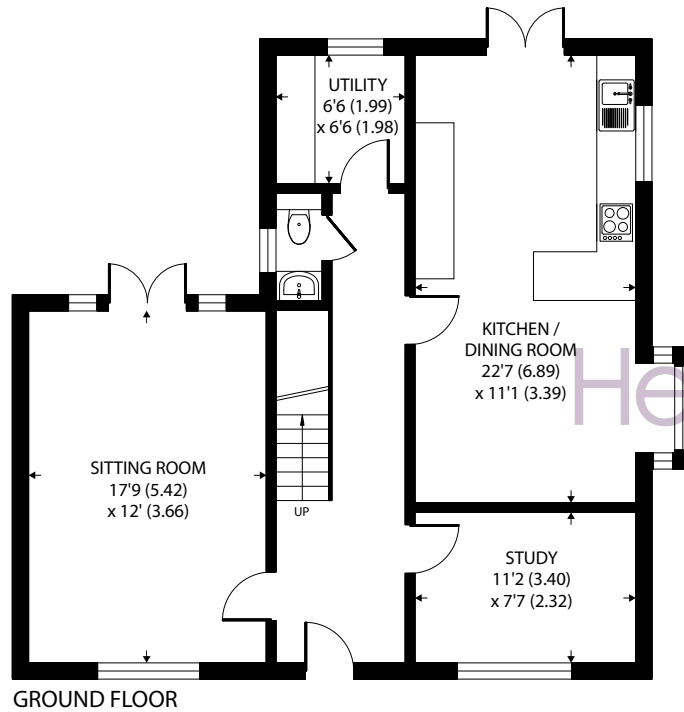
- ▶ Recently fitted British made bespoke kitchen
- ▶ Dual aspect sitting room with French doors to garden
- ▶ Study, cloakroom and utility room
- ▶ Beautifully refitted family bathroom
- ▶ Bedroom two with en-suite shower room
- ▶ Low maintenance garden with various seating areas
- ▶ Double garage and driveway parking
- ▶ Air source heat pump and solar panels

A rare opportunity to acquire a stunning 4-bedroom detached house, this property offers the perfect blend of modern luxury and practicality. The residence is situated in a sought-after location near the heart of Pulborough village, providing easy access to local amenities. Boasting eco-friendly features such as an air source heat pump and solar panels, this home is as sustainable as it is stylish.

The ground floor accommodation comprises of a recently fitted British made bespoke kitchen equipped with top-of-the-line appliances including an oven, oven/microwave, warming drawer, American fridge freezer, wine fridge, dishwasher, and induction hob. The ground floor also features a dual aspect sitting room with French doors leading to the garden, a study, cloakroom, and utility room for added convenience.

Upstairs, the main bedroom offers fitted wardrobes and a luxurious en-suite, while bedroom two benefits from its own en-suite shower room. Two additional bedrooms share a beautifully refitted family bathroom. Outside, the low maintenance garden provides various seating areas to enjoy the sun at all times of the day, complemented by a double garage and driveway parking.





Approximate Area = 1569 sq ft / 145.7 sq m

Garage = 306 sq ft / 28.4 sq m

Total = 1875 sq ft / 174.1 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.

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. Schooling locally is St Mary's C of E aided primary school and secondary school is The Weald School in Billingshurst.

