



Broxbury Meadow & Barn | Broomers Hill Lane | Pulborough | West Sussex | RH20 2HY

H.J. BURT
Chartered Surveyors : Estate Agents



Broxbury Meadow & Barn | Broomers Hill Lane | Pulborough | West Sussex | RH20 2HY



Guide Price: £1,225,000 | Freehold

- Occupying a fine rural location with super countryside views, a spacious 3 bed detached chalet bungalow & a handsome traditional Sussex barn with extant consent for a separate residential conversion & pasture land. Freehold. Council Tax 'F'. EPC 'E'.
- Entrance hall, living room, dining/garden room, kitchen/breakfast room, study, principal bedroom & shower room. 2 further bedrooms & bathroom to 1st flr.
- Traditional barn and oak-framed carport with commenced development for separate 3-bedroom & 2-bathroom conversion.
- Pretty gardens, two entrance drives and pond.
- Adjoining rolling pastureland extending overall to approx. 4.58 acres (1.85 Ha). Direct bridleway access.
- Pulborough (incl. main line station) 2 miles. No Forward Chain.

Description

Occupying a fine rural location, a spacious detached chalet bungalow and a separate traditional Sussex Barn with commenced development for a 3-bedroom independent dwelling along with attractive, rolling pastureland extending overall to approximately 4.58 acres (1.85 Ha). Believed to have originally been built in the 1960s, with subsequent later additions and changes, Broxbury Meadow, with its brick and tile elevations and wooden double-glazed windows offers adaptable accommodation spread over two floors and with the potential for further modernisation and enlargement (subject to any consents) to take advantage of the desirable rural position with its distant views over neighbouring countryside.

The handsome period Sussex Barn with its oak weather-boarded and part stone walls was granted consent by Horsham District Council (HDC) under ref. PL/16/98 which was renewed under PL/46/02. Development was then deemed to have been commenced and confirmed by HDC on 05/06/07 following repairs to the existing timber frame and stone walls and the forming of a concrete ground floor slab. **The property now offers a great opportunity for a buyer looking for principal and secondary accommodation or for potential division into two separate dwellings.**





Broxbury Meadow includes good reception and entertaining space with **large double aspect living room with fireplace**, linking to the **garden/dining room** with vaulted roof with oak timbers, part electric underfloor heating and tiled floor and part glazed doors to the garden. Glazed doors also lead to the **good size kitchen/breakfast room** with its range of wooden fitted units and oil-fired Rayburn, electric oven and hob. The **large principal bedroom** and **study** and **modern fitted shower room** lead off the **inner hall** and then with **two further bedrooms** and a **bathroom** leading off the first-floor landing.

The proposed conversion of **Broxbury Barn** and its adjacent oak-framed carport includes a **reception/dining hall**, **living room leading to family kitchen/breakfast room**, **double bedroom** and **bathroom** on the ground floor, with a **galleried landing/sitting area** leading to **principal bedroom suite** and **further bedroom** at first floor level.

Outside the house and barn are **attractive gardens and grounds** including a large parking area, a **pretty pond** with mature oak and willow trees to the side, lawned gardens with specimen trees and shrubs and mixed beds to the side of the paved terraces adjoining the house. The **pastureland** lies to three sides and slopes down to the North with part tree lined boundaries and with the added benefit of **direct bridleway access** just outside the front gate. **Overall, approximately 4.58 acres (1.85 Ha).**

Location

The property occupies a desirable rural location to the North-East of Pulborough accessed off Broomers Hill Lane and thence leading to the property's two gated entrance drives which provides the opportunity for potential future division of the property and development of the barn. Pulborough is approximately 2 miles and includes local shopping facilities including two large supermarkets as well as main line railway station. Storrington is approximately 5 miles distant, also with local facilities and Billingshurst is approximately 4 miles with similar facilities plus mainline railway station. The old market town of Horsham with its more extensive facilities as well as main line railway station is approximately 12 miles and Chichester is c. 19 miles. Gatwick Airport is within 26 miles.

Information

Property Reference: HJB02824. **Photos & particulars prepared:** May 2024 & revised March 2025 (ref RBA). Title number WSX117638.

Services: Mains water & electricity are understood to be connected. Oil-fired central heating with radiators to the house. Modern private drainage plant.

Local Authority: Horsham District Council. **Council Tax Band:** 'F'.

The property is sold subject to all outgoing, easements and others rights and obligations of every description whether mentioned in these particulars or not.







Directions

Heading North on the A29 between Pulborough and Billingshurst, take the right hand turning into Broomers Hill Lane. Continue down the lane crossing the railway line and then take the first left hand turning which leads to the property and other neighbouring residential and agricultural properties. Just before the lane bends right, the first entrance drive to Broxbury Meadow will be seen ahead.

what3words: ///incorrect.carpets.extracts

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk



All parties viewing are requested to ensure that all the shut gates are kept shut and gateways are not blocked, We ask you to be as vigilant as possible when making your inspection for your own personal safety and including around open areas of water.

IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.

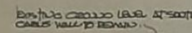
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



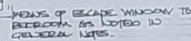




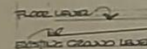




East Elevation



North Elevation



West Elevation



South Elevation

HORSHAM DISTRICT COUNCIL
DEPOSITED PLAN
Recd - 6 AUG 2004
No DC/04/1323 PL

HORSHAM DISTRICT COUNCIL
PASSED
6 SEP 2004
UNDER
BUILDING REGULATIONS

R J C A
CHARTERED ARCHITECTS

BROXBURY MEADOW BARN

Proposed Elevations

LIME KILN BARN COLWORTHE
CHICHESTER WEST SUSSEX

PO20 105

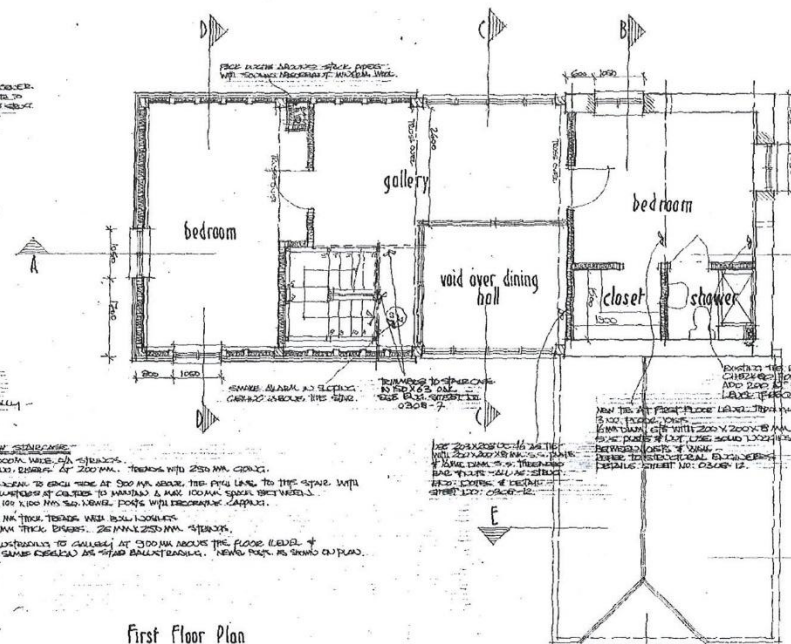
TEL. 01243 - 787011 FAX. 01243 - 787022

SCALE	GATE
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1:50	JUNE 2000
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CHAS	CHICKED
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03 / 57 / 0



Ground Floor Plan

First Floor Plan

Gulterina & R.W.P.s.

[illegible]

Smoke alarms

to be fitted into several cases where indicated and place the connectors to be interlocked & connected to the electrical supply with a battery pack up

Internal partitions

[illegible]

Drainage

[illegible]

အထူးချော့ညှိ နေပါမူလေ မာရ်ကွန်ဒါး

FISHING POOL SHOWER ROOM. W.C. - 100 MM DIA. SOL. CATCH.
 SHOWER & KITCHEN-HALL BORN - 50 MM DIA. WASTE OUTLETS
 WITH 75 MM TRAPS.
 DUE TO CIRCUMSTANCES TO DISPOSE OF SOLID WASTE WITH A PROPOSED
 ME. (WASTE) IS LOCATED ABOVE THE INHABITING SPRINGS, USED
 OF THE ACTIVITIES.

CHOCOLATE - "STUCK TO THE CEILING"

WINDING OPEN ARE LOCATED WITHIN EXISTING - ACCESS PANELS ARE TO BE PROVIDED WHERE PROBING POINTS OCCUR.

Mechanical ventilation requirement

UNITED - FRACTION MECHANICAL EXTRACT TO THE OTHERS ARE CAPABLE OF EXTRACTING AT A RATE OF 30 LITERS PER SECOND IF LOOKED ABOVE THE HOP (1/2 WITH A COVER HOOD) ARE 60 LITERS PER SECOND IF LOOKED OTHERWISE. THE EXTRACT IS BE COLLECTED TO A SEPARATE SMITH FOR FURTHERLY OPERATION.

GROUND FLOOR: RAINWATER OF FIRST FLOOR, SHOWERS ROOM, GOES TO THE PAVEMENT WITH NO CONTACT TO THE OTHERS ARE CAPABLE OF EXTRACTING AT A RATE OF 30 LITERS PER SECOND. THE FIND TO HAVE A 15 MINUTE ABOVE & NO CONTACT TO THE UNIT WHICH FOR OPERATED IN EVERY CASE.

1. WHEN NO CLEAN IS TO BE MADE, THERE IS NO ONE IN THE BOTH ROOMS.

LIME KILN FARM COLWORT
CHICHESTER WEST SUSSEX
PO20 2DB

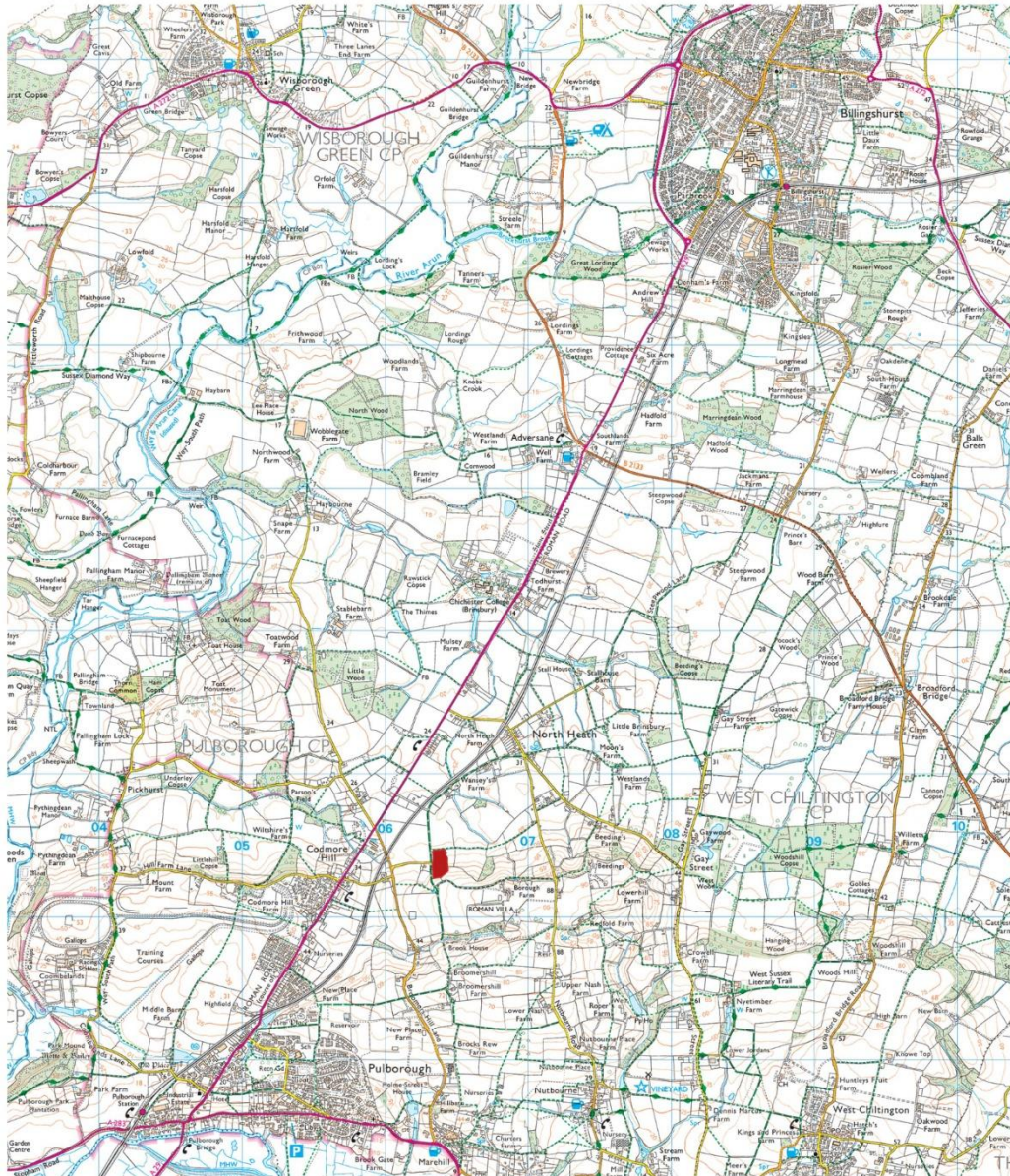
TEL. 01243 - 767041 FAX. 01243 - 76705

BROXBURY MEADOW BARN

Proposed Plans

SCALE 1:50	DATE JUNE 2004
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05/11/00




Broxbury Meadow, Broomers Hill, RH20

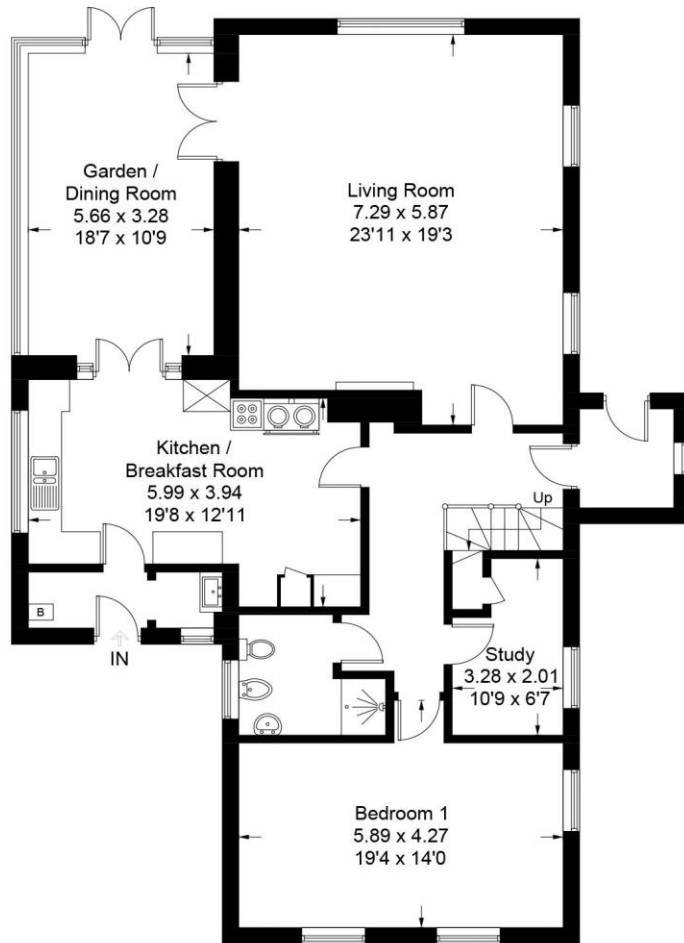
Approximate Gross Internal Area = 207.8 sq m / 2237 sq ft

Sussex Barn = 67.4 sq m / 725 sq ft
(Excluding Carport)

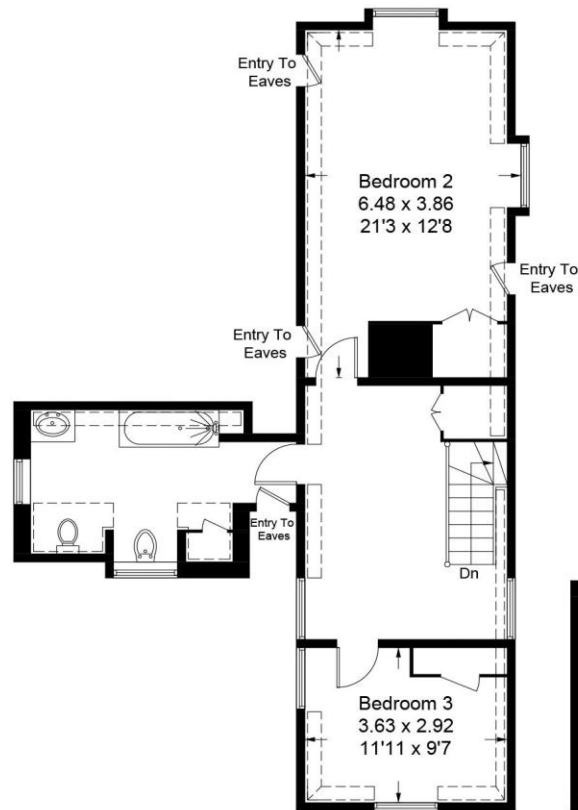
Total = 275.2 sq m / 2962 sq ft



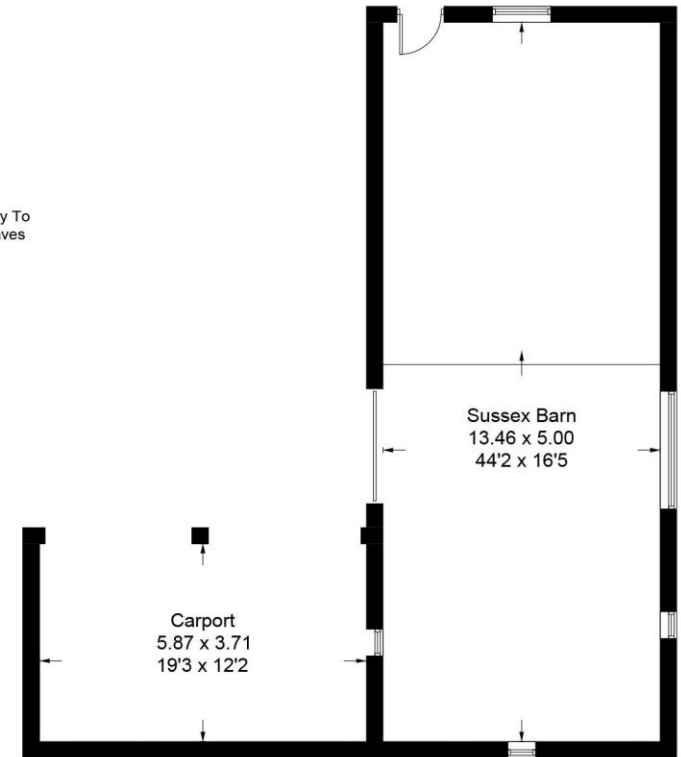
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

PRODUCED FOR H.J BURT ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2024.(ID1080044)



H.J. BURT
Chartered Surveyors : Estate Agents



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