

# Home Farm

Washington, Pulborough, West Sussex







# Stunningly positioned at the foot of the South Downs and in the National Park with far reaching westerly views, Home Farm is an attractive and desirable country house.

Storrington 2.2 miles, Pulborough 6.9 miles, Arundel 12.3 miles, Horsham 13.4 miles, Gatwick 28.9 miles, London 53 miles  
(All distances and times are approximate)

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6	4	5

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## Summary of accommodation

Entrance hall/dining room | Drawing room | Kitchen/breakfast room | Snug | Study | Boot room | Shower room  
WC | Utility room | Boot room | First floor mezzanine open bedroom

Principal bedroom suite, Three further bedrooms | Bathroom

Annexe bedroom with en suite

Two stables | Workshop | Tack Room | Double Carport

In all about 5.65 acres





# Home Farm

Home Farm is a beautiful period property built from local stone, red brick mullions with a clay-tiled roof. A traditional farmhouse, the property has been extended by the current owners to incorporate an old outbuilding which is now a vaulted kitchen breakfast room overlooking the rear garden with stunning far reaching westerly views along the South Downs.

The downstairs offer expansive living space with a number of drawing rooms and sitting rooms for informal and formal entertainment.

The upstairs bedroom accommodation in the main house suits everyday family needs, whilst the mezzanine bedroom offers accommodation for overspill visitors and the annexe bedroom is suitable for longer term guests.















# Outside

A pretty courtyard has the house on one side and the outbuildings on the other. The annexe adjoins both these buildings, meaning the stables and games room (subject to planning) could be extended further to increase the size of the main house, or could be converted into a formal home office, gymnasium, or more accommodation.



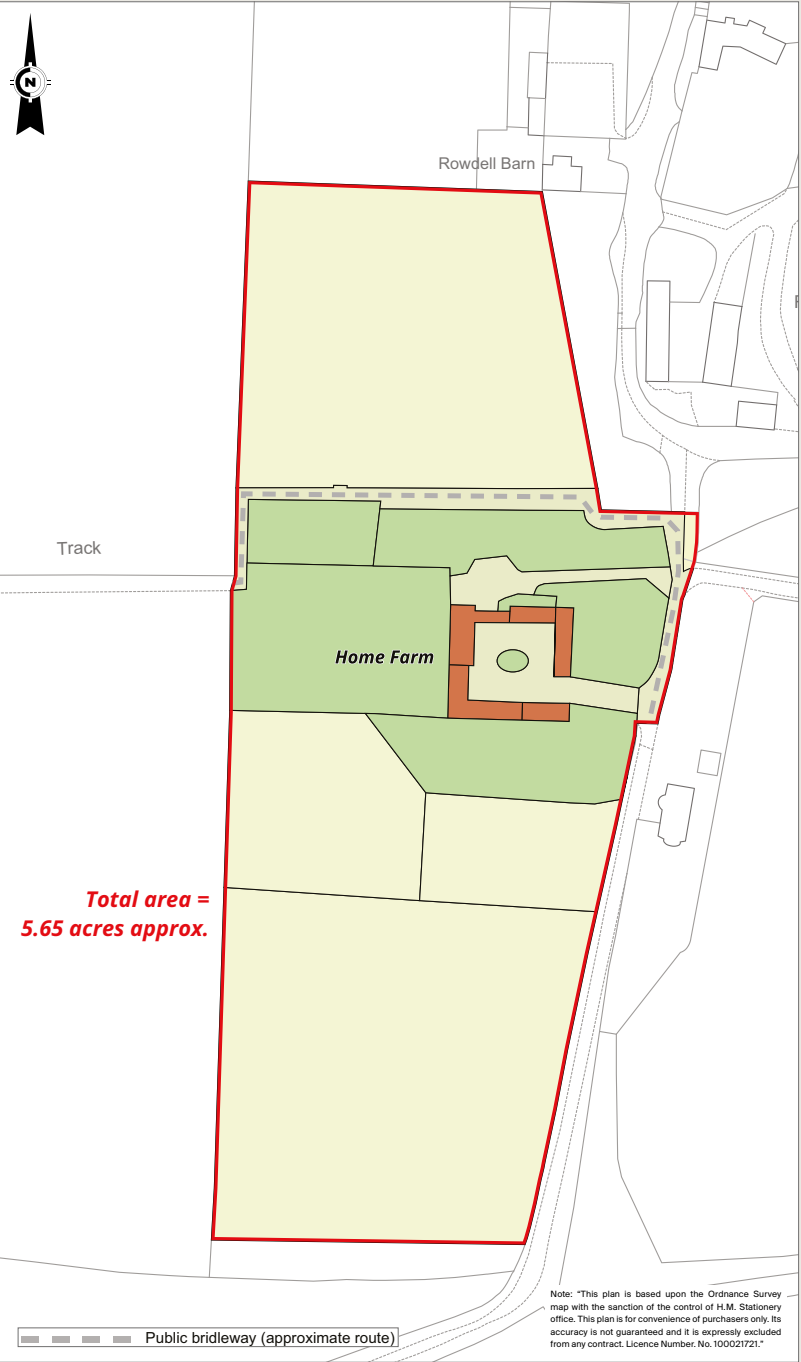


# Grounds and Gardens

A key feature to Home Farm is the setting. Surrounded by manicured formal lawns with post and railed paddocks to the south and paddocks to the south and to the north, all enjoy the vast sweeping westerly views along the foot of the South Downs. A path at the front of the house links the property with the Downs and gives direct access onto the South Downs Way, a 100 mile long trail along the ridge of the South Downs from Eastbourne to Winchester. Alternatively the patio terrace area towards the rear and off the kitchen enjoys the afternoon sunshine for al fresco dining and evening activities.







# Property Information

**Services:** mains gas fired central heating, mains water and private drainage.

**Tenure:** Freehold

**Local Authority:** Horsham District Council

**Council Tax:** Band G

**EPC Rating:** D

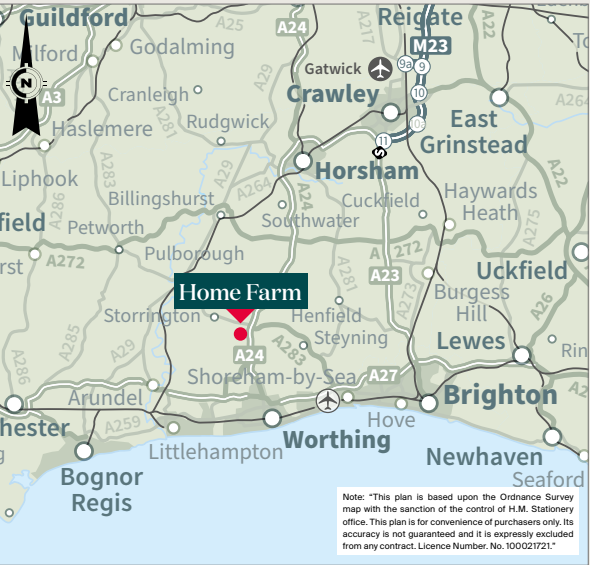
**Directions**

Postcode: RH20 4AT

What3words:///formless.reserve.ramps

(takes you to the start of the driveway)

**Viewings:** Viewing is strictly by appointment through Knight Frank.







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