



CHURCHILL
COUNTRY & EQUESTRIAN

Hardham Gate
West Sussex

Hardham Gate

London Road, Pulborough, RH20 1LD

A substantial Grade II listed detached home offering immense potential, the property offers 4-double bedrooms, a further one-bedroom annexe, stabling, multiple outbuildings and some 3.5 acres of land, set within the South Downs National Park.

While some modernisation is required, the property has a great deal to offer and is steeped in history, period character and charm, incorporating generously proportioned rooms, a grand entrance hall, large sash windows, a walled garden and stunning views over nearby water meadows.

Hardham Gate presents a rare and exceptional opportunity to create a stunning residence with land, stables, and versatile outbuildings.

Detached 4/5-bedroom property | One bedroom annexe | Some 3.5 acres | 4 box stable yard | Range of outbuildings | Walled Garden | Workshop | Stunning views |



Key Features

Ground Floor

Front Entrance: A solid oak door opens into a large entrance hall, featuring elegant picture rails, a decorative ceiling rose, and a chandelier, setting the tone for the home's period charm.

Drawing Room: A generous double-aspect reception room, full of character, with a wood burner at one end and an open fireplace at the other. A large sash window and French doors provide natural light and open directly onto the garden.

Dining Room: A well-proportioned room with a sash window, allowing plenty of natural light. Features include a built-in cupboard and an open fireplace.

Kitchen/Breakfast Room: Fitted with traditional units, dressers, and pantry cupboard, the kitchen enjoys views over the courtyard, rear garden, and nearby water meadows. It includes a Rangemaster (not in use) and a six-hob Leisure cooker.

Rear entrance: A good size with coat hanging space, adjacent to the kitchen and workshop, with a second staircase, leading to bedroom 4.

Pantry/ utility: A versatile space, ideal as a pantry, utility room, or wine store.

Workshop: A spacious workshop, housing the boiler, with potential for conversion into a generous boot room or utility space.

Annexe: A charming two-storey, one-bedroom annexe, accessed via the drawing room or external side entrance. Retaining character features, it includes a kitchen, bathroom, living room, and an upstairs bedroom.

First Floor

Bedroom 1, Principal bedroom with potential to incorporate the bathroom and WC to an ensuite

Bedroom 2, Double bedroom with walk in wardrobe space

Bedroom 3, Double bedroom with built in storage and fireplace

Bedroom 4, Double bedroom with eaves storage, situated at the end of the hall with separate staircase up from the rear hallway downstairs.

Bedroom 5, Annexe bedroom

Large family bathroom with bathtub and corner shower unit

Further bathroom and WC adjacent to bedroom 1.

Generous roof space.

Gardens and Grounds

Garden: Attractive wrap around gardens, mainly laid to lawn with a charming walled garden to the north- west corner. Outside the rear entrance to the property is a walled courtyard leading to the gardens.

Storage/ office space: An attractive stone outbuilding with tiled roof, opening out onto the courtyard to the rear of the property, currently used as a woodshed, ideal for a wide range of uses including storage or a home office.

Garage: A good-sized wooden garage and adjoining further storage

Shed: Further storage

Stables: 4 wooden boxes to the rear of the garden, with access to the paddocks.

Barn: An oak framed and tiled roof barn to the end of the front paddock, in need of some repair

Paddocks: Grazing divided into three paddocks with a separate access.



Location

Situated on London Road in the hamlet of Hardham, near Pulborough, West Sussex. Within the South Downs National Park, offering access to scenic landscapes and outdoor recreational activities.

Transport Links: **Pulborough Railway Station** (2 miles) provides direct links to **London Victoria** (approx. 75 mins), Gatwick Airport, and the south coast.

The **A29 and A283** connect to major towns, including Horsham (13 miles) and Chichester (16 miles). Gatwick Airport is reachable in **40 minutes** by car, making the area attractive for commuters and frequent travellers.

Schools: A good selection of schools in both state and private sectors, the nearest primary school is St James' CofE Primary School in Coldwaltham, 0.5 miles. The Weald School (Secondary) 8 Miles and Christ Hospital- 11 miles.

Leisure: West Sussex Golf Club, just minutes away. Goodwood Estate – Hosting world-famous events such as the Goodwood Festival of Speed and Glorious Goodwood horse racing just 13 miles.







London Road, Hardham, Pulborough, RH20

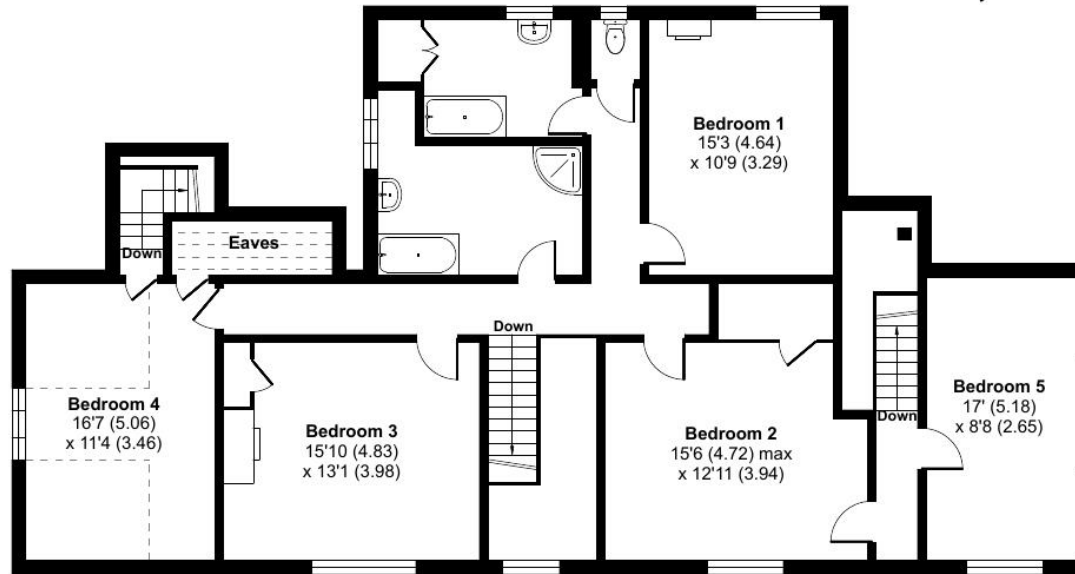
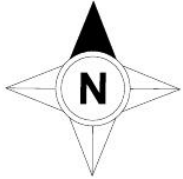
Approximate Area = 3100 sq ft / 287.9 sq m

Limited Use Area(s) = 131 sq ft / 12.1 sq m

Outbuilding = 188 sq ft / 17.4 sq m

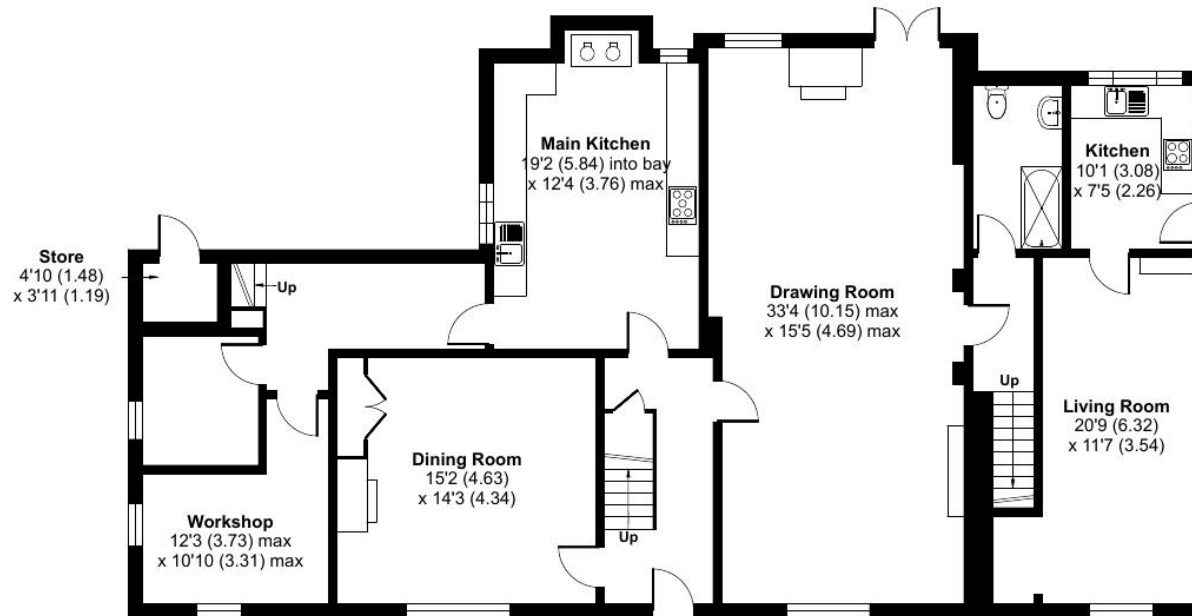
Total = 3419 sq ft / 317.4 sq m

For identification only - Not to scale

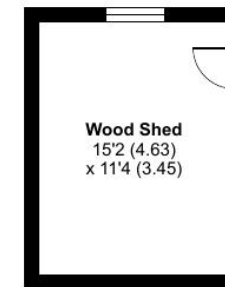


FIRST FLOOR

Denotes restricted
head height

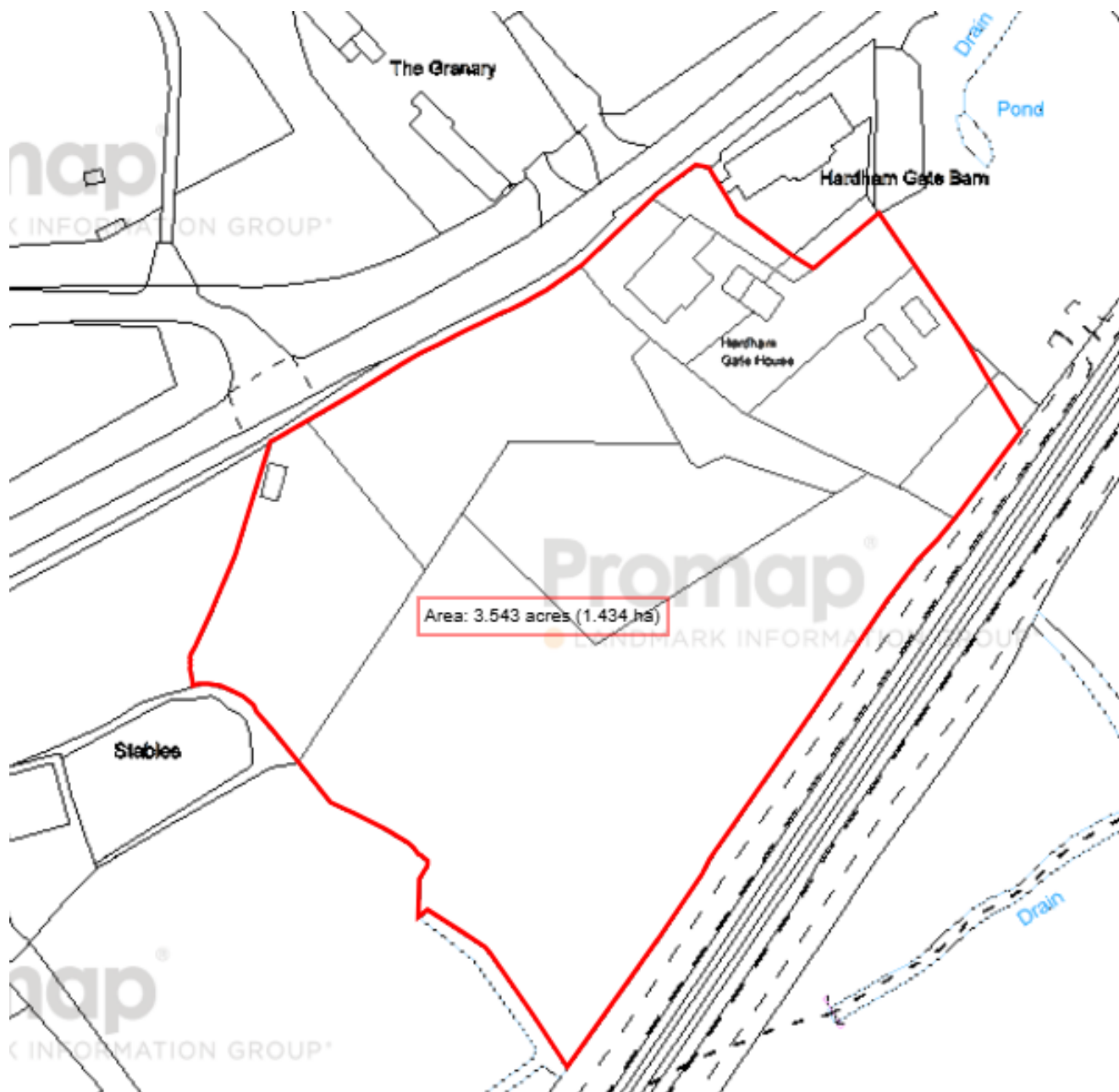


GROUND FLOOR



OUTBUILDING





Further Information

Services: Mains water and electricity, oil fired boiler, private drainage.

Local authority: Horsham District Council

Tax Band: G

EPC: Band F

Tenure: Freehold

Viewings: All viewings are strictly by appointment only through Churchill Country & Equestrian Estate Agents

Land map: For indicative purposes only, not to scale.

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