

## Bramfold Farm, Nutbourne Road, Nutbourne, Pulborough, West Sussex, RH20 2HA

An impressive 4-bedroom family home with some 6.75 acres, stabling, indoor swimming pool, fantastic entertainment spaces and stunning views across the South Downs.

Bramfold Farm is tucked off a quiet country lane down a track servicing just three other properties. It is a wonderfully private setting with stunning views and the perfect family hub for entertaining with a full outdoor kitchen, swimming pool, expansive patio gardens and paddocks. The distinctive four-bedroom detached property is set within approximately 6.73 acres of beautifully maintained grounds enjoying views of the South Downs and offers an exceptional lifestyle opportunity for equestrian enthusiasts or those in search of a countryside escape.

- Impressive 4-bedroom property with stunning South Downs views
- Set within some 6.75 acres on green sand
- 4 Stables
- Driveway with plenty of parking for multiple vehicles
- Excellent riding, walking and cycling routes accessible from the property
- Home garden office
- Full outdoor kitchen



## The Property

Inside, the spacious kitchen/family area with breakfast bar, a range of fitted cupboards and room for a large dining table and relaxed seating. Impressive floor to ceiling dual-aspect windows and French doors out onto the patio provide views over the gardens and surrounding paddocks.

The generous hallway has a cosy seating area, log burning stove and two French doors out onto the patio. A stud wall has been built to provide a separate office/snug, and this could be reconfigured if desired. A characterful split -level living room, one portion currently serving as a home cinema room with large projector, the lower level a versatile reception room as further living space or dining area.

Patio doors open from the living room directly to the heated indoor swimming pool. The swimming pool features a retractable cover—perfect for both year-round use and transforming into an open-air pool on sunnier days. There is also a practical boot room, a well-equipped utility room with a dog shower, a cloakroom, and ample storage throughout the property.

Upstairs, four generously sized double bedrooms with south facing views and range of built in storage, accompanied by a family bathroom with a separate bath and shower. The principal suite boasts high ceilings and an impressive glass-vaulted window overlooking the grounds and views across the South Downs. A fitted walk-through dressing area leads into a private en-suite bathroom, complete with a bath, separate shower, hand basin, and WC.

Outside the grounds offer a mix of lawned gardens, fruit trees, and paddocks, with a variety of outdoor seating areas. A log cabin serves as a garden office or studio space.

The property truly caters to be a hub for entertaining with the full outdoor kitchen, multiple outdoor seating areas, indoor/outdoor swimming pool with changing room facilities and versatile pagoda with electric controlled roof, all enjoying views across the grounds and rolling countryside beyond.

## **Equestrian facilities**

Four stables, fitted with automatic water feeders, a tack room, a large barn/workshop with power and lighting, and ample hardstanding and a separate entrance for horseboxes or additional vehicles. A gravel driveway provides generous parking options, accessible from multiple entry points.

The paddocks are well divided and nicely sheltered with mature trees and hedgerows, there is water connected to two field troughs and all paddocks benefit from free draining greensand soil for all year turn out. There is a good link of Bridleways in the area and riding along country lanes.









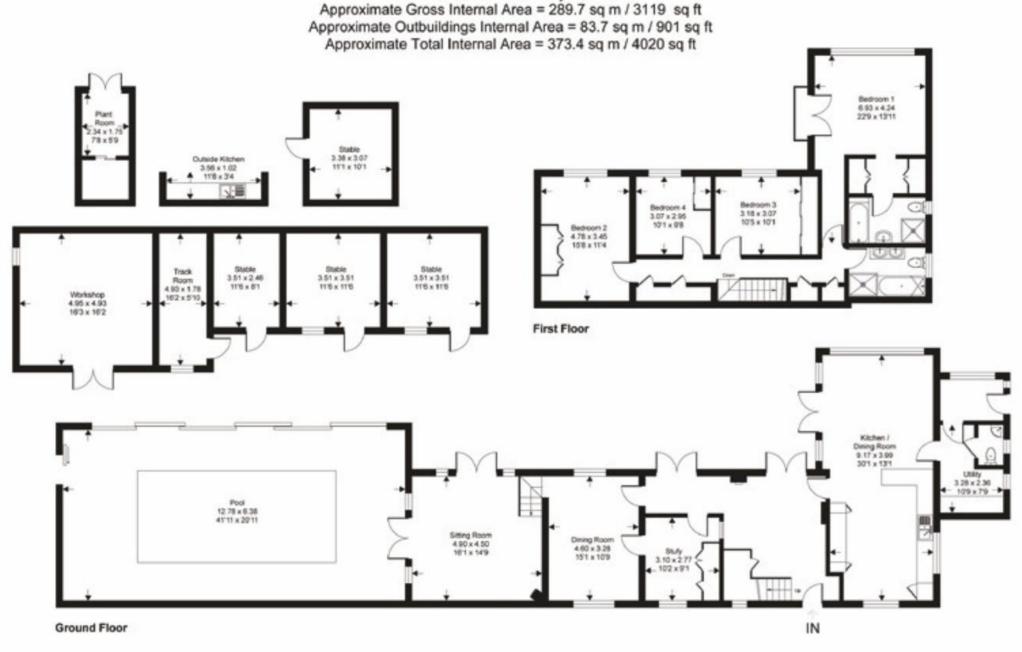








## Bramfold Farm, RH20



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