



Wingfield Cottage Tudor Close, Pulborough - RH20 2EF

Offers Over £1,150,000



Wingfield Cottage, Tudor Close, Pulborough

- A beautifully presented Carver home in plot of two thirds of an acre with generous entertaining space and view to the South Downs
- Solar panels providing electricity for house including electric heating and EV charge point
- Fabulous kitchen with dining area which flows seamlessly to the entertaining terrace via French doors
- Utility room with space for appliances and ground floor cloakroom
- Sitting room with wood burner, bespoke fitted book shelves and additional seating area with patio door to garden
- Three bedrooms to first floor, en-suite shower room and bathroom with separate WC
- Delightful gardens surrounding the property with large terrace to rear, south facing front garden with a number of seating areas to sit and enjoy the peace and tranquillity
- Located in the prestigious Tudor Close private estate
- Garage currently divided to provide storage and home office to rear
- Long gravel driveway, ample parking for several vehicles
- Good train links to London Victoria, London Bridge and the South coast from Pulborough

Nestled within the prestigious Tudor Close private estate, this beautifully presented three-bedroom detached Carver home offers an exceptional blend of contemporary comfort and classic elegance. Set on a generous plot of approximately two thirds of an acre, the property enjoys a prime position with far-reaching views towards the South Downs.

The house is thoughtfully designed for modern living, boasting solar panels that provide electricity for both the house and its electric heating system, as well as an EV charge point for convenience. The heart of the home is a fabulous kitchen with a spacious dining area, which flows seamlessly via French doors to the entertaining terrace, creating a perfect environment for gatherings and family meals. A separate utility room provides ample space for appliances and is complemented by a practical ground floor cloakroom. The inviting sitting room features a wood burner, bespoke fitted bookshelves, and an additional seating area with a patio door, offering flexible spaces for relaxation or entertaining guests.

Upstairs, three well-proportioned bedrooms await, including a principal bedroom with an en-suite shower room, while a stylish family bathroom and separate WC serve the remaining bedrooms.

The property also benefits from a garage currently divided to provide both storage space and a home office to the rear, catering to those seeking a dedicated workspace. A long gravel driveway leads to ample parking for several vehicles, ensuring practicality for family life or entertaining visitors. Throughout, the home is presented to an exceptional standard, with elegant finishes and thoughtful touches that create a warm and welcoming atmosphere. The property's delightful gardens surround the house, with a large terrace to the rear and a south-facing front garden, each offering a number of seating areas to enjoy the peace and tranquillity afforded by this exclusive location. This rare opportunity combines the benefits of sustainable living, generous entertaining space, and a sought-after setting, making it an ideal choice for discerning buyers seeking a stylish and energy-efficient home with versatile accommodation and outstanding views.

Located within easy reach of Pulborough, the property enjoys excellent train links to London Victoria, London Bridge and the South Coast, making it ideally placed for commuters or those seeking a balance of countryside living and city accessibility. Early viewing is highly recommended to fully appreciate all that this exceptional Carver home has to offer.

The surrounding area of Pulborough offers an excellent range of sporting and recreational facilities. Golf enthusiasts are well catered for with West Sussex Golf Club nearby, as well as highly regarded courses at Cowdray Park and Goodwood. There is also gliding at nearby Parham, while Pulborough Rugby Club and a variety of tennis, cricket and football clubs can be found in neighbouring Storrington. Leisure centres are available in both Storrington and Billingshurst, with a wider selection of cultural amenities including theatres in Chichester, Horsham and Worthing. For those who enjoy coastal pursuits, sailing centres can be found all along the south coast. The surrounding countryside is a particular highlight, offering an abundance of scenic walks and bridleways, including access to the South Downs Way. From the property, there are a number of delightful routes leading to local pubs and vineyards, perfect for enjoying the area's renowned food, wines and ales. Of special note is the nearby RSPB nature reserve at Pulborough Brooks, providing a haven for wildlife and nature lovers. There is a good selection of well-regarded schools in the area, including St Mary's C of E Primary School in Pulborough and The Weald School in Billingshurst for secondary education. Other nearby options include West Chiltington Primary School, Midhurst Rother College and Steyning Grammar School. For those considering independent education, Dorset House, Seaford College and Farlington School are all within convenient reach.

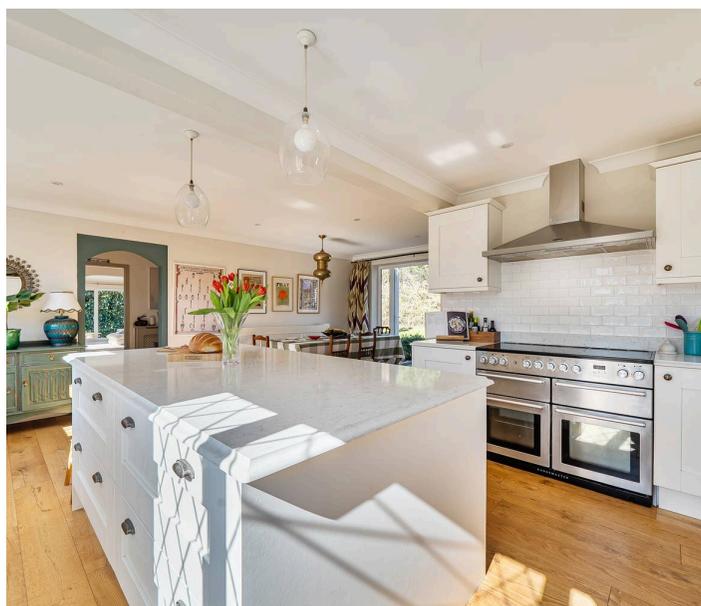
The surrounding area offers a wealth of charming towns and cultural attractions. The historic market town of Arundel is renowned for its striking Arundel Castle and impressive Arundel Cathedral, alongside the nearby Arundel Wetland Centre. The town also hosts a popular annual festival, farmers' market, and offers a variety of independent shops, restaurants and a museum. The picturesque town of Petworth is home to the renowned Petworth House and its beautiful deer park, as well as a respected museum and art gallery. Petworth is particularly well known for its antiques trade, independent boutiques and excellent dining options. In Midhurst, attractions include the historic Cowdray Ruins and the prestigious Cowdray Park Polo Club. The town also provides access to scenic South Downs walks and retains a traditional market town feel. The coastal town of Worthing offers a classic seaside lifestyle, with its beach, promenade and a wide range of leisure facilities including bowling, a cinema, museum, shopping and restaurants. Finally, the vibrant town of Horsham provides an excellent selection of shopping, dining and entertainment options, including a cinema and museum, making it a convenient hub for everyday amenities.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

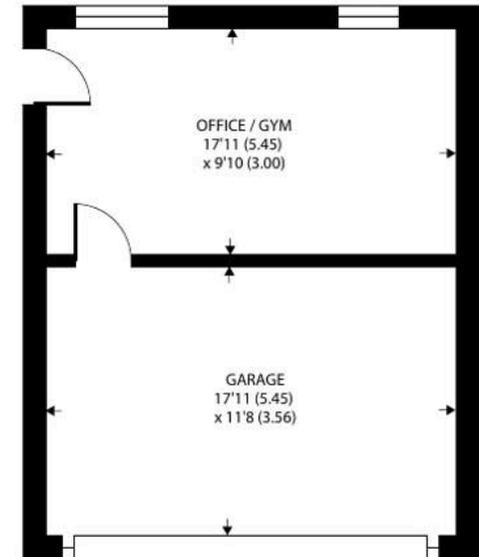












Approximate Area = 1641 sq ft / 152.4 sq m
Garage / Office /Gym = 394 sq ft / 36.6 sq m
Total = 2035 sq ft / 189 sq m

For identification only - Not to scale





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