



Flat 6, Stopham House, Stopham, Pulborough, West Sussex RH20 1EA



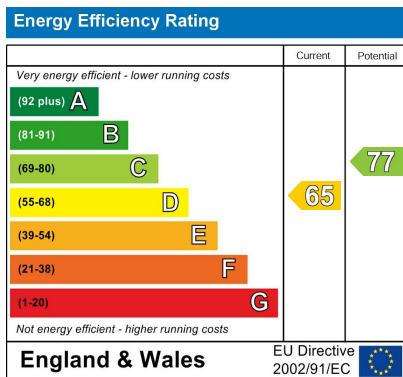


# Flat 6, Stopham House, Stopham, Pulborough, West Sussex RH20 1EA

Guide Price £599,950 Leasehold



- CLOSE TO MAINLINE STATION AT PULBOROUGH
- BEAUTIFUL GROUNDS APPROX. 8 ACRES
- GLORIOUS WALKS FROM THE DOORSTEP
- SPACIOUS APARTMENT
- GARAGE IN COURTYARD
- CHARMING CHARACTER PUB NEARBY



## DIRECTIONS

Turning right out of Pulborough mainline station, continue under the railway bridge and follow this road for approximately half a mile passing the White Hart pub on your left and crossing over the river Arun. Immediately after crossing the bridge, take the next left turning into Stopham House.

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## OUTSIDE

Set in the grounds of a former arboretum, Stopham House benefits from beautifully tended landscaped gardens and grounds. There are large sweeping level lawns edged by specimen trees, numerous secluded seating areas, walled former kitchen gardens, small area of woodland and direct access onto the River Arun, ideal for kayaking and other water based activities.

There is a large communal parking area to the front of the property and private garage, with mezzanine space above located in the former stable block, with light and power and plenty of storage space.

## THE PROPERTY

Originally dating back to Elizabethan times, Stopham House was rebuilt in 1787 with later additions in the 19th century, before being converted into apartments in the 1970's. The apartment is entered via a large and grandiose communal entrance hall with many period features including stained glass windows depicting the coats of arms of former owners of this locally historic building. On entering the apartment, the first thing you notice is the height and space offered by the high ceilings which feature throughout the apartment, which is just one of the many period features found within this charming abode. The sitting room is one of the main features of the property, with double height ceiling, ornate cornicing, feature fireplace and fabulous bay floor to ceiling windows allowing plenty of available light and wonderful views over the landscaped gardens and grounds. To one end of the spacious entrance hall a door leads through to the modern well-appointed kitchen/diner with matching base and wall mounted units with built-in appliances and further character features. There is also a useful separate utility/store room adjacent to the kitchen. To the other end of the entrance hall there are two good-sized bedrooms, both looking out onto the communal grounds. The principal bedroom also features large bay window, with three floor to ceiling sash windows with door leading through to an extremely well-appointed en-suite bathroom, with part mosaic tiled walls, circular wash hand basin with vanity unit under and raised stand-alone roll top bath. Bedroom two also offers generous space and could be used as separate reception room and occasional bedroom. A further family bathroom with a large walk-in shower completes the internal accommodation.

## LEASE DETAILS

Current maintenance approximately £336 per month  
Ground rent £100 per annum  
Lease has approximately 152 year remaining



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## SITUATION

Stopham is a small hamlet approximately a mile west of Pulborough. Pulborough is a large village on the northern bank of the River Arun with a good variety of local shops in the village including butchers, greengrocer, banks, a public library, dentist, a Primary Health Care Centre, a Tesco store and Sainsbury's. There are plenty of walks in the local area especially over the renowned Wild Brooks to the RSPB centre at Wiggonholt. There is a thriving range of sports and social events including football, cricket, rugby and bowls clubs. The mainline railway station at Pulborough has connections to London Victoria, London Bridge, Gatwick and Chichester. There are good links to the national road network as the A29 and A283 cross at Pulborough. The larger centres of Storrington and Billingshurst are approximately 5 miles distant, with Horsham some 13 miles, Chichester 15 miles and Guildford 23 miles away.

## SPORTING AND RECREATION

The area around Pulborough provides a wide range of sporting and recreational facilities with the West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. There is gliding at Parham, theatres at Chichester, Horsham and Worthing and sailing centres on the coast at Bosham and Chichester. There are some excellent pubs in and around Pulborough, many steeped in history. The local countryside provides numerous walks and bridle paths including the renowned South Downs Way. Of special note is the large RSPB nature reserve at Wiggonholt Brooks near the edge of Pulborough. Pulborough has rugby, bowls, and cricket clubs, whilst there are leisure centres at Storrington and Billingshurst.

## SERVICES

Private drainage and other mains are connected.

According to Ofcom for this address Standard broadband is available. Highest download speed is 20 Mbps.

## COUNCIL TAX

Council Tax Band E. Please contact Horsham District Council on (01403) 215100

## IN THE KNOW

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## VIEWING

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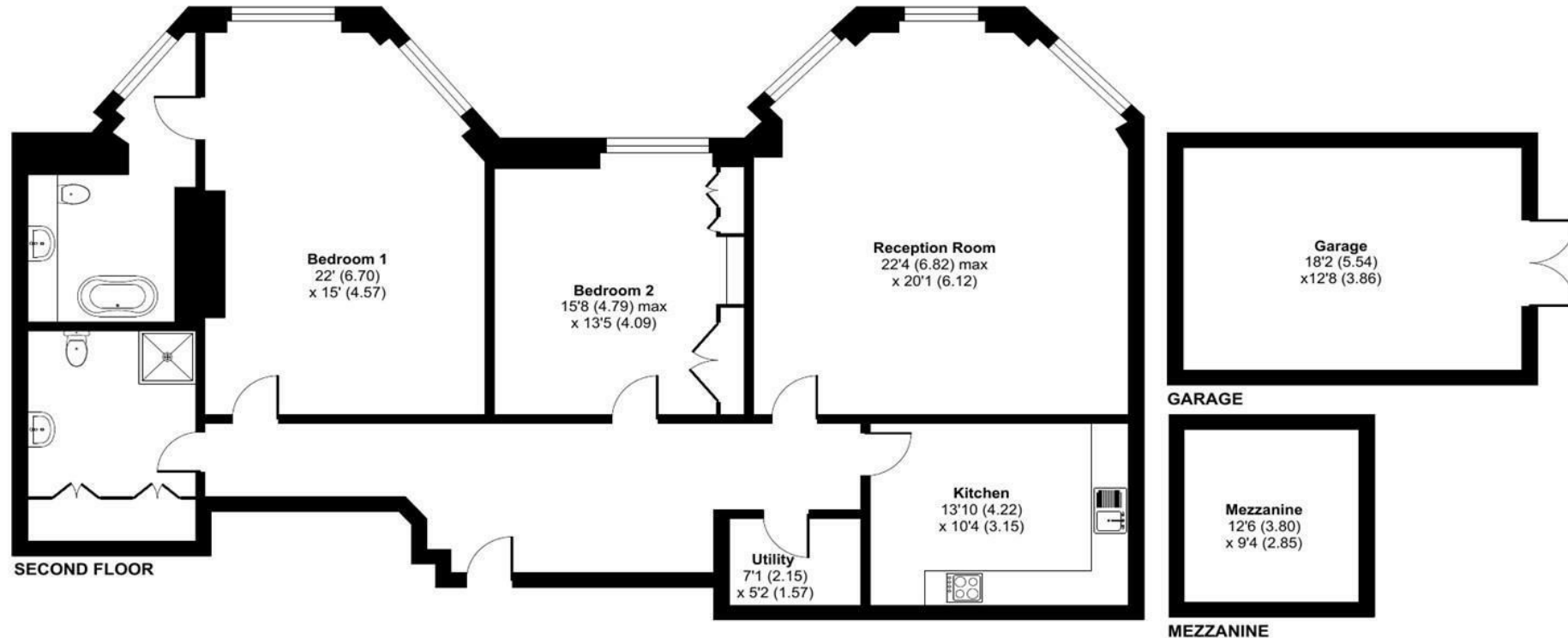
# Stopham House, Stopham, Pulborough, RH20

Approximate Area = 1676 sq ft / 155.7 sq m

Garage = 231 sq ft / 21.4 sq m

Total = 1907 sq ft / 177.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for GL&CO Estate Agents. REF: 1306026

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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