Nutbourne Studio Nutbourne Common, Pulborough - RH20 2HB

£1,475,000

Henry Adams
estate agents

Nutbourne Studio, Nutbourne Common, Pulborough

- Award-winning conversion featured on Caroline Quentin's Restoration Home
- Approximately 5,000 sq ft of contemporary, single-storey accommodation
- Two spectacular interconnected 46 ft kitchen, dining and reception spaces
- Five generously proportioned double bedrooms and three bathrooms
- Impressive high ceilings, open-plan design and an abundance of natural light
- Versatile basement den—ideal as a gym, games room, cinema or children's playroom
- Set within approximately half an acre, with extensive lawns and a large entertaining terrac
- Exceptional eco credentials, including ground-source heating and photovoltaic solar panels—EPC rating A
- Established high-end holiday let generating approximately £100,000 gross income from less than six months' annual occupancy
- Tucked away along a private country lane, with garaging and driveway parking for up to eight vehicles

This exceptional five-bedroom detached residence represents a rare opportunity to acquire a truly unique home, exquisitely converted and showcased on Caroline Quentin's Restoration Home, with approximately 5,000 square feet of meticulously designed, contemporary accommodation.

The centrepiece of the home is a pair of spectacular, interconnected 46-foot kitchen, dining and reception spaces, each flooded with natural light and featuring impressive high ceilings that enhance the open-plan layout. Five generously proportioned double bedrooms are complemented by three luxurious bathrooms, all finished to an impeccable standard.

The property's versatile basement den offers a wealth of possibilities, serving equally well as a gym, games room, cinema or children's playroom, catering to a variety of lifestyle needs. The home's eco credentials are outstanding, with ground-source heating and photovoltaic solar panels (EPC rating A) ensuring both comfort and sustainability.

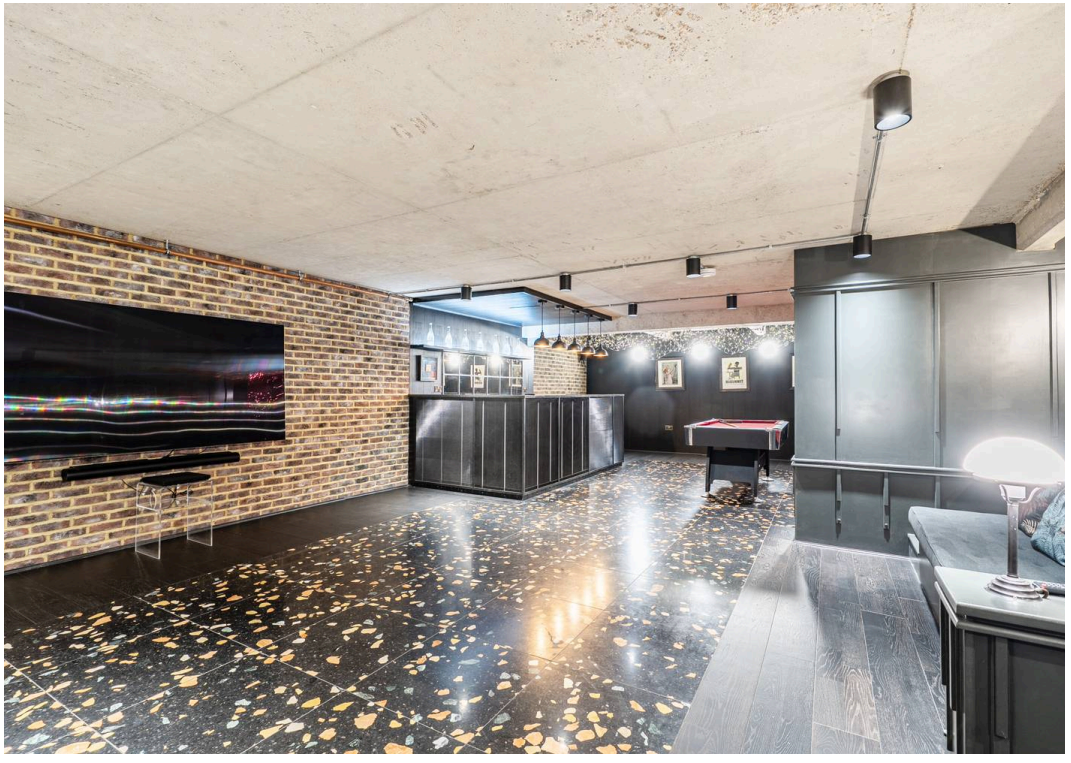
The property is currently established as a high-end holiday let, generating approximately £100,000 gross income from less than six months' annual occupancy, making it an attractive prospect for both private buyers and investors. Discreetly positioned along a private country lane, the property benefits from garaging and driveway parking for up to eight vehicles, ensuring convenience and privacy. The award-winning conversion has resulted in a home that seamlessly blends architectural heritage with modern luxury, offering an abundance of space and versatility rarely found in a single-storey residence.

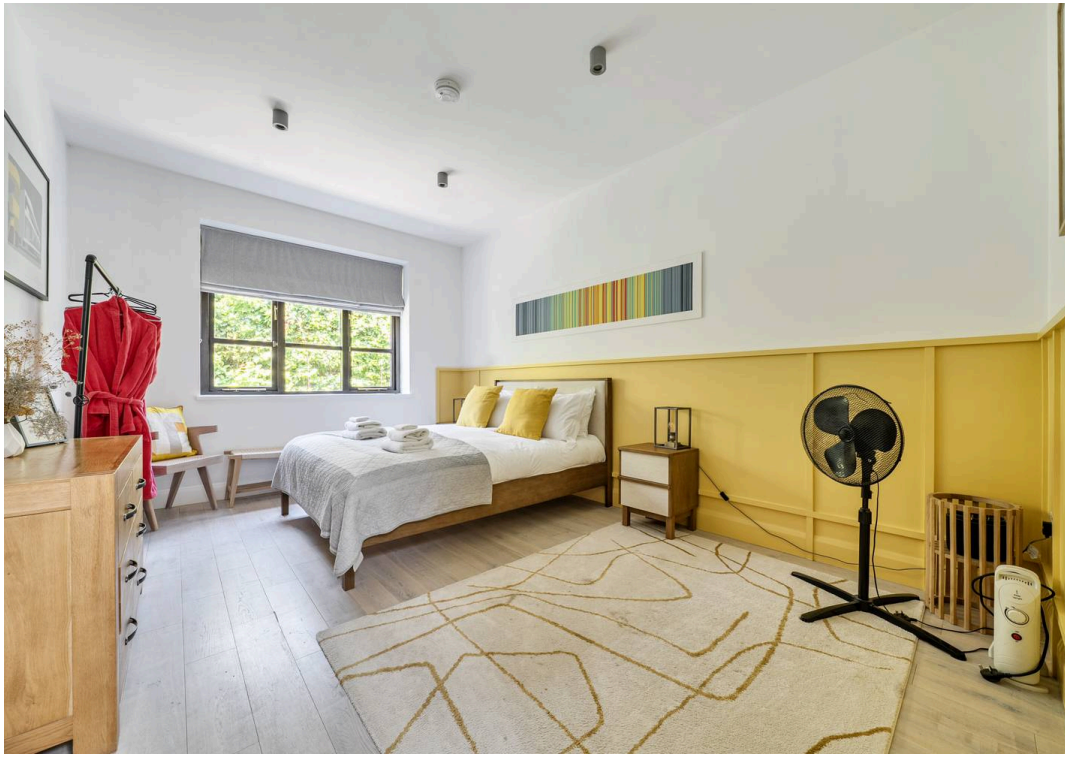
Every aspect of this remarkable home has been thoughtfully considered, from the expansive living areas to the high-end finishes throughout, creating an environment that is both welcoming and impressive. Whether you are seeking a spacious family home, a luxurious country retreat or a proven investment opportunity, this property stands out as a truly special offering in today's market.

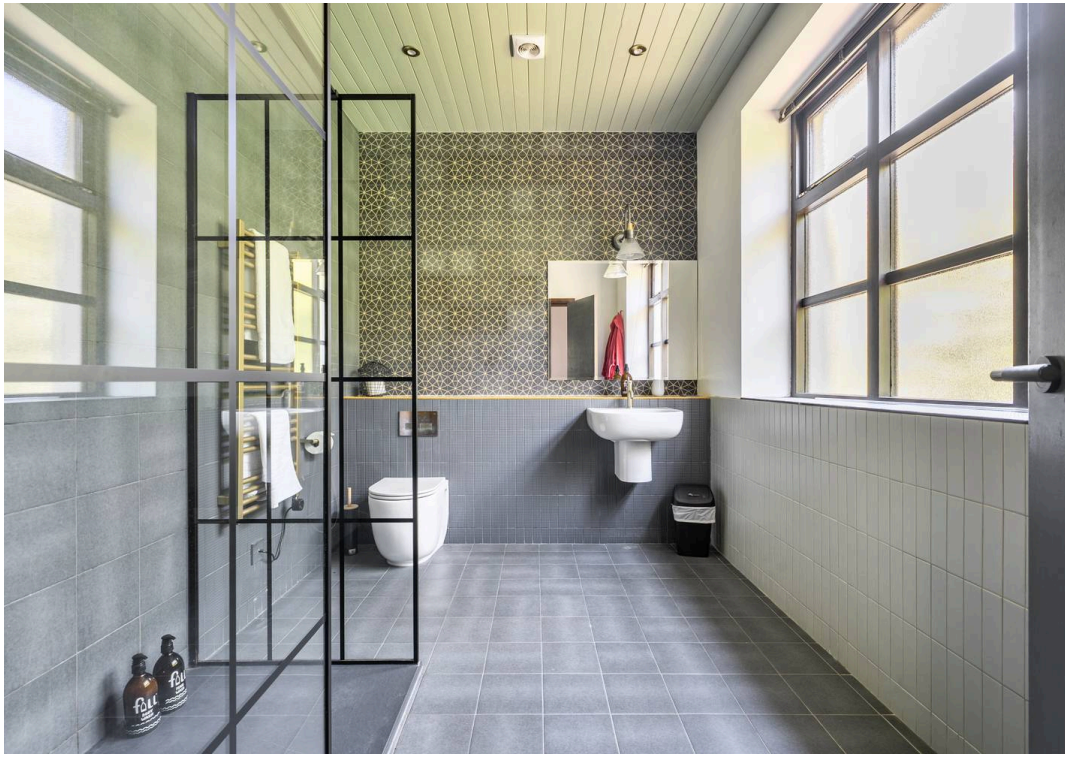
Nutbourne is a pretty conservation village set in the heart of the Sussex countryside, surrounded by open fields with grazing livestock, vineyards and woodlands . The village has a local pub and a recently opened tea room and is renowned for its many beautiful footpaths and bridleways and is close to the South Downs Way. The area has a great local community hosting many village events and activities, it is also within a few minutes drive from the mainline railway station at nearby Pulborough ideal for those needing to commute into the City and Gatwick airport. To the south west is the larger village of Pulborough, where there is a range of local shops including two supermarkets, Post Office, butchers, public library, doctors and dentists surgeries. The area around provides a wide range of sporting and recreational facilities with West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. Of special note is the RSPB nature reserve at Wiggonholt Brooks. The area has rugby, bowls and cricket clubs, and there are leisure centres at Storrington and Billingshurst. There is gliding at nearby Parham, theatres at Chichester, Horsham and Worthing and sailing centres all along the coast.

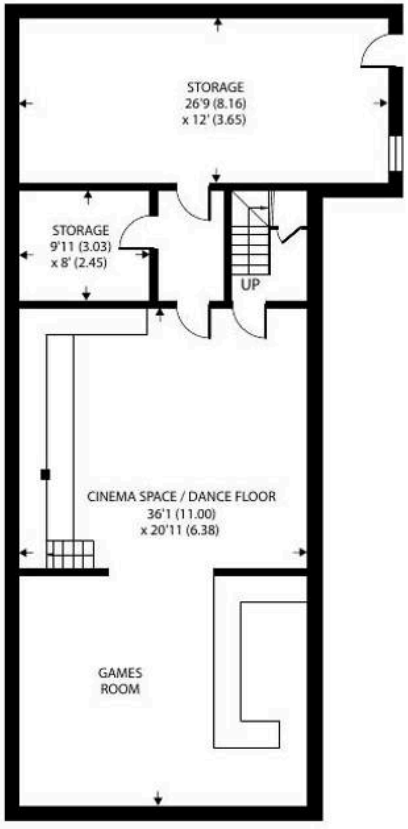
EPC: A

Council Tax: F



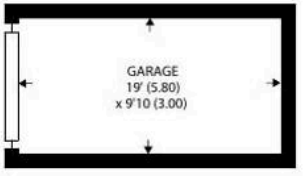






BASEMENT

GROUND FLOOR



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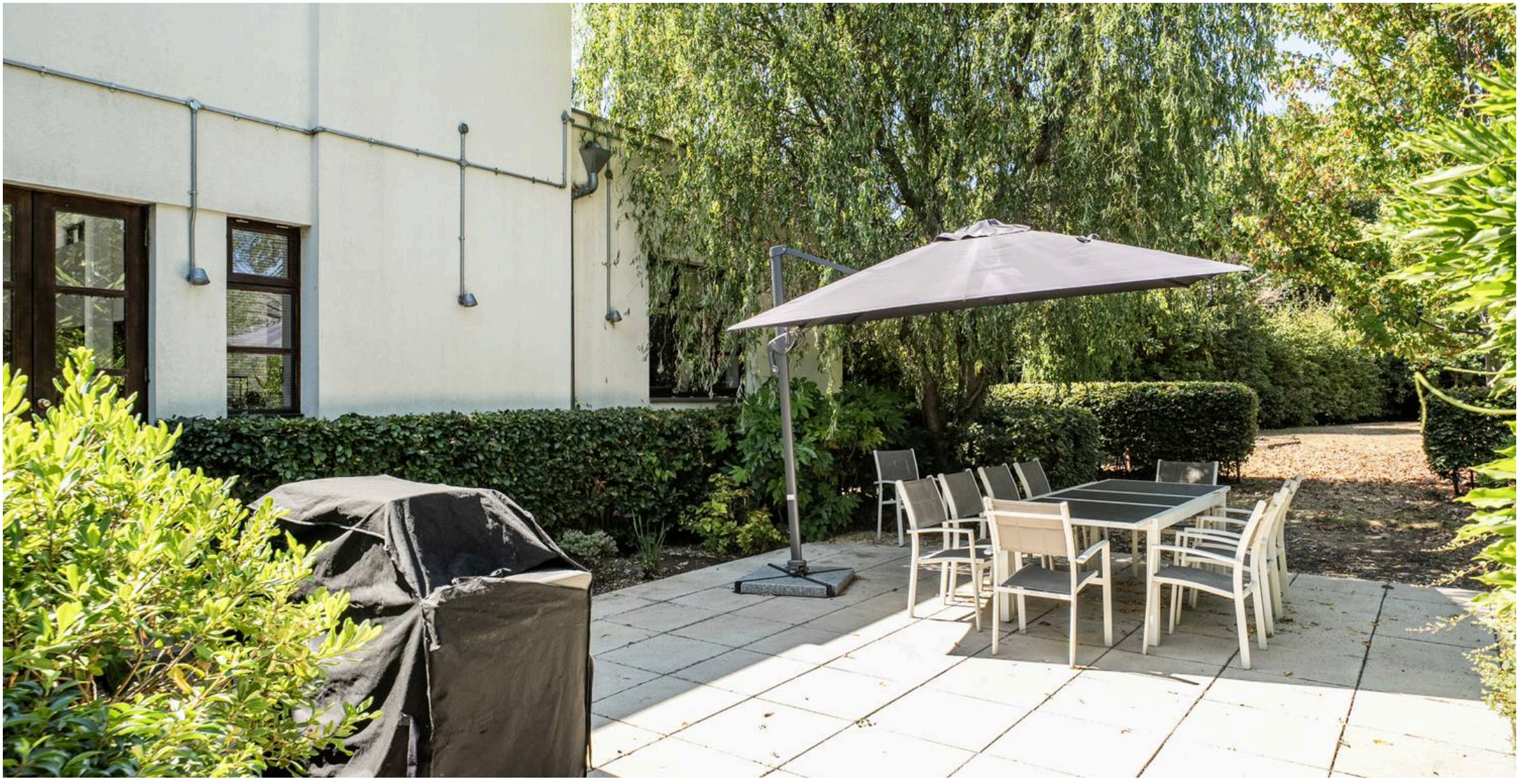
Approximate Area = 4970 sq ft / 461.7 sq m
Garage = 187 sq ft / 17.3 sq m
Total = 5157 sq ft / 479 sq m
For identification only - Not to scale



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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.