



Price Range £800,000 - £825,000

Winters Farm, London Road, Hardham

kw **MARTIN LUNDY**
ESTATE AGENTS



Winters Farm, London Road, Hardham RH20 1LB

Believed to date back to the 1500s, this Grade II Listed farmhouse offers superbly appointed accommodation, with wonderful views over neighbouring countryside.

Conveniently located about half a mile south of Pulborough, the property has been sensitively modernised and improved over the last 20 years. There's more than 2000sq ft of living space, including a cosy living room with woodburner, a large open plan kitchen / dining / family room plus utility room and a study, perfect for working from home. There's a ground floor bathroom, ideal for washing off muddy kids and dogs, in addition to the family bathroom upstairs. Bedrooms one and two are a really good size, the larger featuring a walk-in dressing room and there's plenty of built in storage dotted around the property. The third bedroom will also take a double bed comfortably. The wall and ceiling beams are stunning and the windows are double glazed. A couple of the doorways are on the low side but the main bedroom has a fabulous high ceiling and the house feels surprisingly light and bright throughout.

Standing in a plot of just over half an acre, there's driveway parking for a number of cars and plenty of space for children to play or for adults to entertain. The detached barn totals almost 1200sq ft and offers scope for a variety of uses, not least the storage of classic cars, motorbikes, kayaks and so on.

The mainline station is a 15 minute walk away, with direct routes to London and Gatwick. Pulborough offers a range of shops, bars, cafes and restaurants, plus two supermarkets, a medical centre, dentists and a primary school. Older children catch a bus to The Weald at nearby Billingshurst.



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Approximate Area = 2042 sq ft / 189.7 sq m

Limited Use Area(s) = 26 sq ft / 2.4 sq m

Outbuildings = 1194 sq ft / 110.9 sq m

Total = 3262 sq ft / 303 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©richcom 2024. Produced for Lundy-Lester Ltd. REF: 1430689



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