

Middle Mare

West Mare Lane, RH20 2EA



SUSSEX
RESIDENTIAL

MOVELI



A spacious detached country residence near Pulborough with grounds approaching 3.5 acres, set along a peaceful rural lane with far-reaching countryside views.

- Grounds of approaching 3.5 acres including gardens, paddock and mature planting
- Beautifully positioned rural home set along a peaceful no-through lane
- Generous, light-filled accommodation with a natural, flowing layout
- Kitchen and breakfast room with AGA, central island and garden access
- Multiple reception rooms offering flexibility for modern family living
- Conservatory enjoying uninterrupted views across the grounds
- Four double bedrooms including a principal suite with en-suite
- Detached home office, ideal for hybrid working, creative use or occasional fifth bedroom
- Versatile outdoor space suited to a range of lifestyle uses
- Extensive driveway, double garage and excellent parking provision

Set along a quiet country lane, surrounded by open countryside and mature grounds of approaching 3.5 acres, Middle Mare offers a rare blend of privacy, space and understated rural elegance.

Approached via a no-through lane, the sense of arrival is immediate, with a sweeping gravel driveway, established trees and far-reaching views setting the tone for what is a wonderfully balanced country home designed for both family life and relaxed entertaining.



Inside, the house flows beautifully. The reception space is centred around a welcoming sitting room with a wood burner, opening seamlessly into a glazed conservatory that draws the garden into the home and provides a tranquil space to enjoy the changing seasons.

The kitchen sits at the heart of the house, traditional in character yet highly practical, with an AGA, central island and adjoining breakfast area. This is very much a social hub, connecting naturally through to further living space and out towards the garden, making it ideal for everyday family living as well as hosting.

Additional reception space, including a separate study or dining room and a cosy family room with its own wood burner, offers flexibility depending on how you choose to live.

Upstairs, four well-proportioned double bedrooms provide comfortable accommodation, with the principal bedroom enjoying its own en-suite and lovely elevated views across the grounds. All bedrooms benefit from a light, double-aspect, reinforcing the strong connection to the surrounding landscape.







Outside is where Middle Mare truly comes into its own. The grounds extend to approaching 3.5 acres, combining formal gardens, open lawns and a paddock, offering versatility for a range of lifestyle uses, including those with a small number of ponies or simply seeking space for outdoor pursuits. A pond, mature planting and established trees create a peaceful, almost parkland setting.

Outbuildings further enhance the flexibility on offer, including a detached home office that lends itself perfectly to modern working or use as an occasional fifth guest bedroom, alongside a double garage and ample parking.



West Mare Lane is a highly regarded rural setting just outside Pulborough, offering direct access to miles of countryside walks, bridleways and open farmland, with the South Downs National Park close by.

The setting is particularly appealing for those seeking a lifestyle connected to the outdoors, with scenic footpaths leading through vineyards and countryside to the well-regarded Rising Sun public house in nearby Nutbourne, ideal for relaxed weekends and informal entertaining.

Middle Mare sits within grounds approaching 3.5 acres, creating a wonderfully private, parkland-style setting that enhances the sense of space, seclusion and connection to the surrounding landscape.

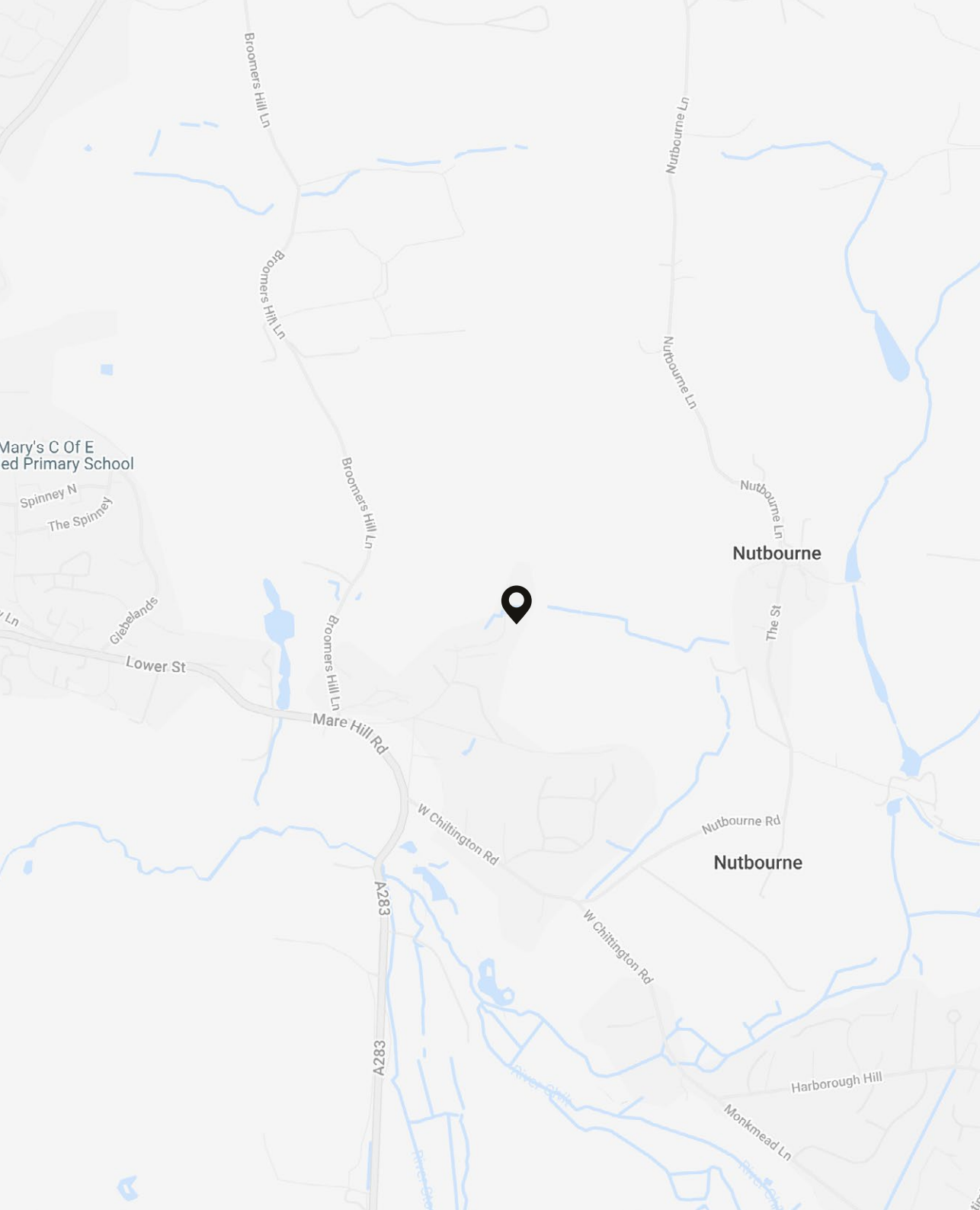
The nearby village of Pulborough provides a good selection of everyday amenities including shops, cafes and services, while more extensive facilities can be found in Storrington, Billingshurst and Horsham, offering a broader choice of restaurants, boutiques and leisure options.

For leisure, the area is exceptionally well served, with golf at West Sussex Golf Club, widely regarded as one of the country's finest, alongside Cowdray Park and Goodwood, as well as sailing available along the coast. The surrounding countryside offers excellent opportunities for walking, riding and cycling, with the South Downs Way within easy reach, along with the RSPB reserve at Wiggonholt Brooks for nature lovers.

Further cultural and sporting pursuits can be enjoyed with theatres in Chichester, Horsham and Worthing, along with gliding at nearby Parham, creating a well-rounded lifestyle that blends rural tranquillity with access to a wide variety of activities.

Commuters are well catered for, with mainline rail services from Pulborough providing links to London Victoria and the South Coast, making the property as practical as it is idyllic.





FLOOR PLAN

3,998 sq ft (371.3 sq m)
 (includes garage and outbuilding)



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