20 Downlands

Pulborough









Set back off a small green in a private road, this is a delightful 4bedroom village home with ground floor bedroom suite- ample parking and elevated views.

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- 4 Bedrooms & 2 Bathrooms
- Ground Floor Bedroom Suite
- Superb Kitchen / Dining Room
- Garage and Wide Driveway
- Tiered Garden and Views
- Private Road & Green
- No Ongoing Chain

Description

Boasting elevated views from the garden towards The South Downs, this delightful detached, 4 bedroom, village home enjoys a popular elevated setting off a green in a well- regarded private road. Offering a well- planned layout incorporating a ground floor bedroom suite, the property features a superb entertaining space with a large kitchen dining room separated by glazed bi-fold doors from the reception room.

Outside there is generous parking and a garage with a workshop and at the rear a striking tiered garden leading to an elevated area with views. Located within 0.5 miles of the village centre it is well placed for shops and walks to vineyards and the RSPB.

Accommodation

Wide driveway with gates to rear and steps up to front door.

Entrance Porch: Space for umbrelllas and coats with inner door to:

Hallway: 2 radiators, cupboard, fuse box cupboard and stairs to first floor. Sitting Room: Delightful formal square reception room with glimpse views towards the South downs and green. Radiator and space for wall television. Wide, glazed, bi-fold doors opening into the Kitchen/Dining Room for entertaining.

Kitchen/ Dining Room: Superb entertaining space at the haart of the property with dual aspect and bi-fold glazed doors to the Sitting Room. Excellent range of dark wood style wall and base units incorporating built-in fridge and freezer, dishwasher, washing machine and dryer.

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Pulborough, RH20 2DQ

Tall cupboard with gas fired boiler, drawers, tray space and superb range of granite work tops with 1 and ½ bowl sink unit ,5 ring gas hob and stainless steel cooker hood. Tile floors, part tiled walls, door to steps to outside and workshop/store, 3 pendant ceiling light points and door to hall.

Bedroom : Double bedroom with wardrobe and radiator and glimpse views to the private green and the South Downs in the distance. Door to:

En-suite Shower Room: Shower enclosure, WC and wash hand basin. Tiled floor, tiled walls and chrome ladder radiator.

Bedroom / Study: Double bedroom or study with outlook to rear. Radiator, light point. Currently used as a home office but ideal as small double bedroom.

From the end of the hall a flight of stairs bordered by a shelf and storage cupboard with a velux window for natural daylight leads to a first floor landing.

Landing: Linen cupboard.

Bedroom: Double bedroom with triple aspect and delightful views south towards the South Downs. Wardrobe, radiator, eaves storage cupboards, built-in drawers and space for further wardrobe.

Bedroom: Dual aspect with radiator, wardobe, eaves cupboard and light point.

Bathroom: Bathroom: White suite of bath with shower screen, wash hand basin and WC. Heated towel rail, tiled walls and floor.

Outside

Parking : In front of the property there is access over a shared entrance to a large, paved driveway providing ample parking.

Single Garage: Attached to the neighbouring garage with up and over door and light and power.

Storeroom / Workshop: Attached to the rear is a brick workshop or store with light and power. Ideal for storage or even as additional utility space.

Garden: The front drive is flanked by a hard landscaped bed with tiered paved terraces with views towards the South Downs.

There are gates to each side of the property which give access to the side and a lower paved terrace with drying area. From the terrace a flight of 16 steps flanked by tiered terraces lead up to a raised area set aside as a formal lawn. The lawn is screened by beds with views towards the South Downs in the distance. There is a further raised









area with greenhouse and a mature additional area ideal for planting and landscaping.

Situation: The property sits off a small green in a private road in an elevated setting within 0.5 miles of the village centre. Pulborough village is on the northern edge of the South Downs National Park. The river Arun runs beside the village with the Wild Brooks beyond giving wonderful, rural views.

The A29 runs south from Dorking through Pulborough and on to Arundel with the coast approximately 15 miles away. The A283 runs east/west through the village linking with Petworth, Midhurst and Steyning. Pulborough mainline station has services to Gatwick and London (Clapham Junction and Victoria Station- approximately 80 minutes) and to the south coast including Chichester.

Local amenities include a popular primary school in the village (with a secondary school at Billingshurst), church, Tesco and Sainsbury stores and a wide range of smaller shops and services including a post office, library, hairdressers, restaurants and pubs.

Local recreational facilities include cricket, rugby, football, bowling, golf clubs, tennis, squash and gliding. There are glorious walks to the RSPB and vineyards, kayaking on the Arun and a leisure centre at Storrington.

Private Road : Annual contribution to Downlands Residents association - £100(as advised by seller)

Flood Risk: According to Gov.uk website there is a very low risk of flooding or surface water. It is outside a designated high risk ground water alert area.

Broadband: According to Ofcom website checker and Open Reach there is standard and superfast fibre to cabinet available up to 76mbps.

Mobile Phone: According to Ofcom website checker there is good outdoor and variable indoor coverage for EE and good outdoor for O2, Three and Vodafone.

Covenants: Please inquire with the agents with any specific questions or concerns on any covenants that might affect a decision to buy.

Reduced 30/9/26







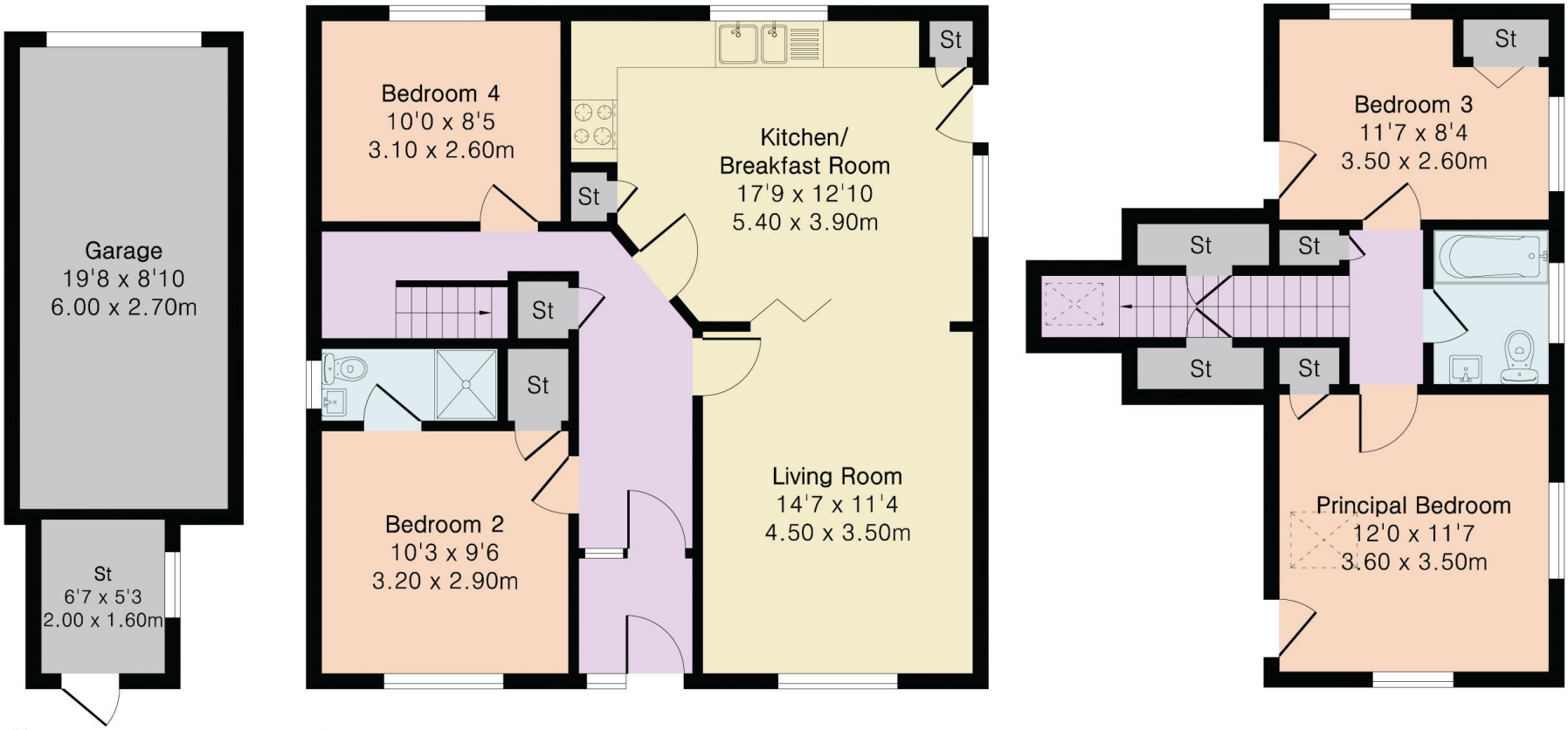


Approximate Gross Internal Area 1141 sq ft - 106 sq m
(Excluding Garage)

Ground Floor Area 769 sq ft – 71 sq m

First Floor Area 372 sq ft – 35 sq m

Garage Area 211 sq ft – 20 sq m



Important Notice: Comyn and James would like to inform all prospective purchasers that these sales details have been prepared in good faith for a fair overall view of the property only and do not constitute part of an offer or a contract. All descriptions of dimensions and areas, reference to condition, permissions, covenants and boundaries are given as a guide and must not be relied on as a statement of fact. No person in the employment of Comyn and James LLP has authority to make any representation or warranty in relation to the property as we have not carried out a structural survey or tested services, appliances, or fittings. Photographs and floor plans show only certain aspects of the property at the time they were taken and it should not be assumed that the property remains exactly as it is shown. Prospective purchasers should make specific enquiries concerning any matters of particular importance affecting a decision to view or purchase the property and are strongly advised to contact the office regarding the availability of the property before undertaking any journeys and incurring any abortive costs.

General

Services

Mains water, drainage, gas and electricity.
Gas fired heating.

Local Authority

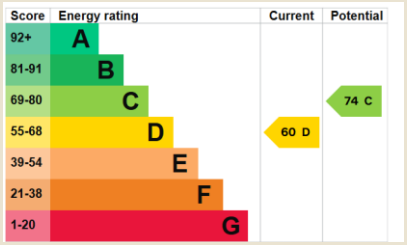
Horsham District Council

Council Tax

Tax Band D £2,472.63

Tenure PRICE RANGE

£450,000 to £475,000
Freehold



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