# 20 Glebelands

*Pulborough*









*Boasting extended family accommodation, this superb, detached home extends to 1698 sq ft with views and 3 double bedrooms- Convenient for shops.*

3 | 2 | 2 | EPC D

- 3 Double Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- Conservatory
- Garage and Parking
- South & East Garden – Views
- No Ongoing Chain

### *Description*

Attractively situated in an elevated setting on the south side of this popular development, this is a spacious, extended detached home extending to 1698 sq ft of accommodation. The property has been extended in the past and now boasts a large main sitting room with a generously proportioned dining room and kitchen as well as 3 double bedrooms. There are also 2 bathrooms along with a conservatory and utility room and a delightful garden facing east and south. The house lies approx. 0.3 miles from the village centre and shops and is well placed for glorious walks.

# 20 Glebelands

*Pulborough, RH20 2JJ*

### *Accommodation*

From the drive a step leads to a covered porch with front door to:

***Reception Hall*:** Bright vaulted entrance hall with stairs to first floor with under stairs cupboards including linen cupboard and boiler cupboard. 2 light points and a telephone point.

***Cloakroom***: Comprising WC and wash hand basin with sky light and part tiled walls.

***Box Room / Storeroom***: Useful walk in area currently used as small study area but ideal for storage or hobbies.

***Kitchen/Breakfast Room***: Extended kitchen with comprehensive range of wall and base units incorporating glazed display cupboards, drawers and a tall, shelved cupboard. Spaces for a cooker, dishwasher and fridge freezer with ample space for breakfast table and chairs. Range of work tops with 1 and ½ bowl sink, part tiled walls, part vaulted ceiling, radiator and tile effect flooring.

***Utility Room***: useful area with space for washing machine, sink unit with right hand drainer tile effect flooring and cupboard. Door to side garden and steps.

***Sitting Room***: Large formal reception room extended to create a superb entertaining space, 3 radiators, feature fireplace with electric fire and side flagged display top, television point, wall and ceiling light points, double doors opening to sun terrace and garden, door to conservatory.

***Conservatory***: Overlooking the garden with glimpse views towards the South Downs. Laminate beech flooring, wall light points, door to terrace and garden.

***Dining Room***: Large formal dining room wall and ceiling light points and radiator. Ample space for a large table and additional furniture.

***First Floor***

***Landing***: Bright landing with vaulted hall and skylight, radiator. Deep store cupboard and access to

***Bedroom 1*** : Superb main bedroom with dual aspect and superb views towards the South downs. Radiator, light point and open to

***Dressing Area***: Fitted with 3 wardrobes and radiator with door to:

***En-suite Shower Room***: generous sized en-suite comprising double width shower, WC and vanity unit with wash hand basin. Chrome ladder radiator, part tiled walls.

***Bedroom 2***: Double bedroom with view to the front with radiator and light point. Door to:

***Jack and Jill Bathroom and Dressing Room***: with access from the landing and Bedroom 2.

***Jack and Jill Bathroom***: Bath with shower screen and mixer tap with shower attachment, WC and wash hand basin. Part tiled walls and door to:

***Dressing Room***: Space for wardrobes and chest of drawers. Door to hall. Scope to incorporate to create a bigger bathroom subject to any of the necessary consents and regulations.

***Bedroom 3***: Double bedroom with hatch to loft, radiator and glimpse views.

***Outside***

***Garage***: Single garage with electrically operated roll door, light and power, side door out and storage over.

***Parking***: To the front of the property is a driveway bordered by raised beds with space for vehicles.









shrubs with a gate giving access to a workshop/store. On the other side a further gate leads to the side and rear garden. The side garden features a greenhouse and is an ideal area for vegetables with a terrace and steps down to a garden store. The main garden benefits from a south and east aspect and is laid to a lawn with a small ornamental pond and a large, paved sun terrace enjoying views. There is a further area of raised beds and tiered terrace approached by steps with a door leading to a good-sized workshop/store at the side.

***Situation***: The property lies a short way up Glebelands within 1 mile of the shops and 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

***Garden***: The front garden features raised beds to one side with specimen and a wide range of smaller shops and services including a post office, library, hairdressers, restaurants and pubs.

Local sporting facilities include cricket, rugby, football, bowling, golf clubs, tennis, squash and gliding. There are glorious walks close by including across to the RSPB and the vineyards at Nutbourne.

*Flooding: According to Gov.uk flood website there is a very low risk of flooding or surface water and it is not in a ground water flood alert area.*

*Broadband: According to Ofcom website checker there is standard, superfast and ultrafast fibre available up to 1000 mbps.*

*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 contact the office with any queries or if there is a specific query relating to any covenant that would affect a decision to purchase.*

*Note: Purchasers are advised that away over the far side of the development on the other side of the hill there is consent for further housing - Outline planning permission has been granted DC/21/2321 redevelopment of land at New Place Farm off Drovers Lane with a residential development scheme of up to 170 dwellings, a countryside park, associated earthworks and infrastructure. The Pulborough Neighbourhood Plan supports the development of the site known as Land at Glebelands Pulborough (0.8 Ha).*

CJ 9/10/26







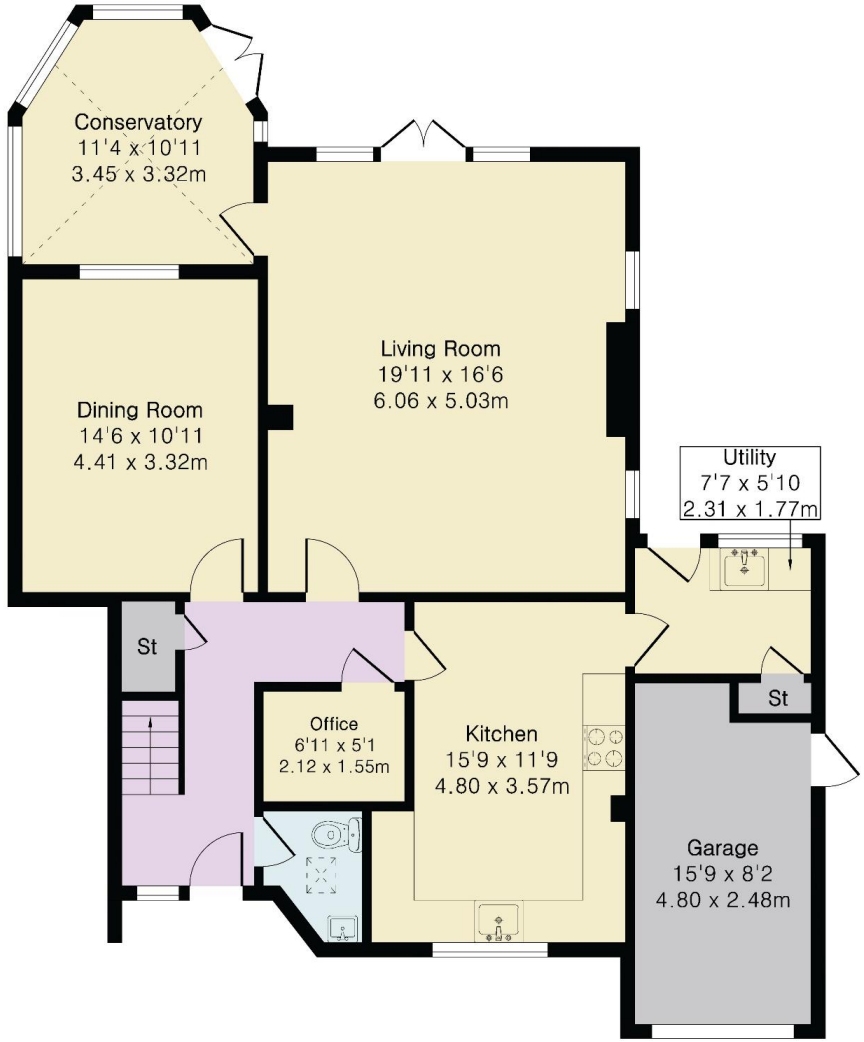


# Approximate Gross Internal Area 1698 sq ft - 158 sq m
# (Excluding Garage)

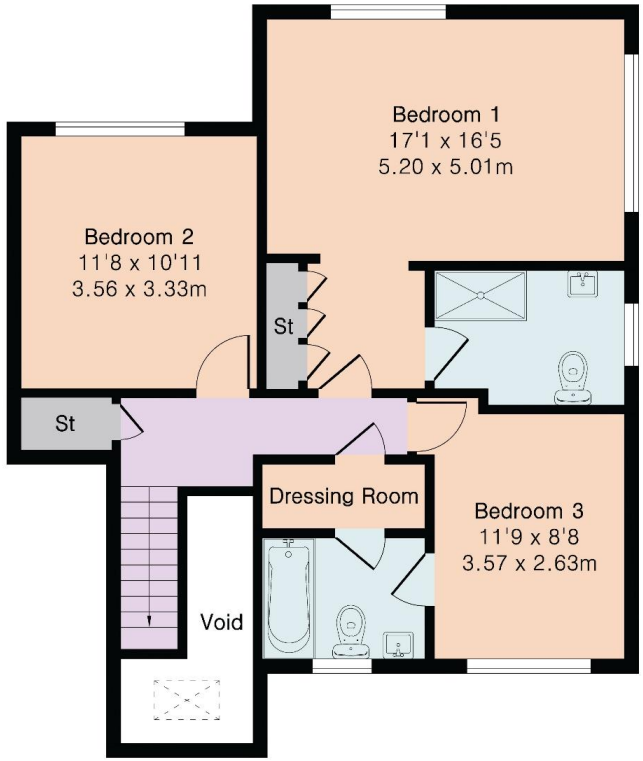
Ground Floor Area 1014 sq ft – 94 sq m

First Floor Area 684 sq ft – 64 sq m

Garage Area 128 sq ft – 12 sq m




Ground Floor




First Floor

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, gas and electricity and mains drainage. Gas fired heating.

### *Local Authority*

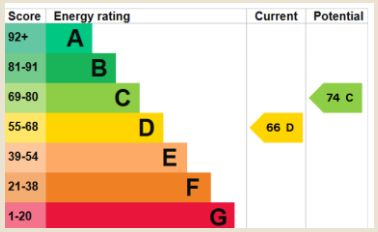
Horsham District Council

### *Council Tax*

Tax band E £3,022.10 – there is an improvement indicator.

### *Tenure*

## £490,000 Freehold





### *Pulborough Office*

Burberry House, 143 Lower Street,
Pulborough, West Sussex RH20 2BX
01798 888111

### *Associate London Office*

121 Park Lane,
London W1K 7AG
0207 079 1553

www.comynandjames.co.uk
property@comynandjames.co.uk


Comyn & James
Town and Country Homes










naea | propertymark PROTECTED
The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK
PrimeLocation.com
ZOOPLA
rightmove
OnTheMarket
THE GUILD PROPERTY PROFESSIONALS