

Lordings, Station Road, Pulborough, West Sussex RH20 1AH

GL & CO ESTATE AGENTS

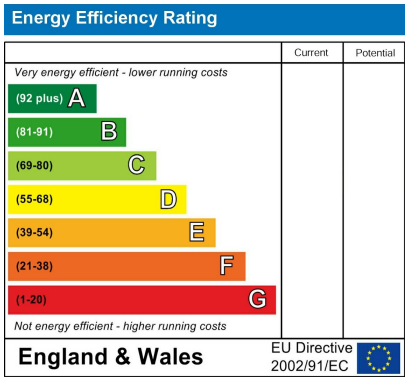


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Pulborough, West Sussex RH20 1AH

Guide Price £750,000 Freehold

4 5 3

- SCOPE FOR MODERNISATION
- SUBSTANTIAL HOUSE SET OVER THREE FLOORS
- SOLAR WATER HEATING AND PHOTOVOLTAIC ARRAY
- CLOSE TO VILLAGE AMENITIES
- SOUTH FACING GARDENS
- GARAGE AND AMPLE OFF ROAD PARKING
- STUNNING VIEWS ACROSS THE WILDBROOKS TO THE SOUTH DOWNS



DIRECTIONS

What3words///populate.anchors.tagging

THE PROPERTY

Tucked away in a sought-after village setting, this substantial three-storey detached home offers a flexible layout with extensions since the 1950s. Elevated gardens, south-facing terraces, balconies and a mature orchard enjoy seasonal views across the Wildbrooks to the South Downs. Despite its peaceful setting, village amenities and the mainline station are just a short walk away.Set in a private lane, the house sits behind remote-controlled gates opening to a generous driveway and turning area. Terraced front gardens, carefully planted with a wide array of shrubs, camellias, acers and flowering plants, rise up to frame the property, setting the tone for the gardens that are such a key feature here.Step inside and you are welcomed into the entrance hall, with good storage including a coat cupboard and understairs space. To one side is a cloakroom with shower, while the principal reception rooms extend to the rear of the house, all enjoying a sunny southerly aspect and access to the garden. The main living room is an elegant and inviting space, centred around a fireplace with brick surround, and fitted bookshelves provide character and practicality. Double doors open to the garden, filling the room with light. A second sitting room, also garden-facing, offers further flexibility, while a study provides the option of a ground floor bedroom if required.The kitchen to the front of the house is fitted with a range of wall and floor units, solid wood work surfaces, larder cupboard and both gas and electric hobs with extractor. There is space for appliances including fridge/freezer and dishwasher, along with a useful rear utility/prep area. A peninsula unit separates the kitchen from the dining room, which enjoys a bright south-facing outlook and doors opening directly onto the terrace a perfect spot for entertaining. Beyond, a rear lobby links to the drive and also houses a modern lift that rises to the first floor. Completing the ground floor is a utility room and an integral single garage with both front and garden access.A turning staircase rises to the first-floor landing, where a study area with fitted bookshelves and desk makes an excellent work-from-home space. The principal bedroom enjoys dual aspects with far-reaching views across the Wildbrooks and the gardens below. Glazed doors open to a private balcony, while an internal door links to the lift for easy access. An adjoining bathroom serves this bedroom. There are three further bedrooms on this floor, all with a bright southerly outlook and fitted storage, plus a family bathroom. The staircase continues up to the second floor where a further fifth bedroom awaits, with doors to a balcony that enjoys panoramic views towards the Downs. Beyond, two interconnecting attic rooms with Velux windows provide excellent scope as hobby rooms, studios or simply valuable storage.

OUTSIDE

The gardens here are a true highlight. To the front, terraced lawns and richly planted beds offer seasonal colour and privacy, framed by mature hedging and trees. A covered side passage provides useful storage and links to the rear. The main south-facing garden has been beautifully landscaped and carefully tended, with a central lawn bordered by mature shrubs and trees.A brick-paved sun terrace steps down from the house, and a series of ornamental fishponds add charm and interest. Beyond, paved paths lead through to the orchard and a kitchen garden, complete with greenhouse, fruit cage, vegetable beds and a fine variety of fruit trees. This combination of formal and productive gardens makes the outside space as versatile and appealing as the house itself.









SITUATION

Pulborough is a large village on the northern bank of the River Arun with a good variety of local shops including butchers, hairdressers, a florist, public library, dentists, a Primary Health Care Centre, a Tesco store and Sainsbury's. The village has a primary school (St Mary's) and The Weald secondary school is at Billingshurst. There are also three churches, several pubs and a hotel. The mainline railway station at Pulborough is on the Arun Valley line to London (via Gatwick), Chichester and the South Coast. There are good links to the national road network as the A29 and A283 cross at Pulborough.

SPORTING AND RECREATION

The area around Pulborough provides a wide range of sporting and recreational facilities with the West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. There is gliding at Parham, theatres at Chichester, Horsham and Worthing and sailing centres on the coast at Bosham and Chichester. There are some excellent pubs in and around Pulborough, many steeped in history. The local countryside provides numerous walks and bridle paths including the renowned South Downs Way. Of special note is the large RSPB nature reserve at Pulborough Brooks. Pulborough has rugby, bowls, and cricket clubs, and there are leisure centres at Storrington and Billingshurst.

SERVICES

All mains connected.According to Ofcom for this address Superfast broadband is available.Highest download speed is 80 Mbps.

COUNCIL TAX

Council Tax Band G. Please contact Horsham District Council on (01403) 215100

IN THE KNOW

Not all of our properties are available online. For further information on our 'In the Know' selection, please give us a call on 01903 742354.

VIEWING

Strictly by appointment: 01903 742354

https://player.vimeo.com/video/1126392681?h=cbc93a387c

This substantial three-storey detached home sits in an elevated position and enjoys landscaped gardens, south-facing terraces, and seasonal views across the Wildbrooks to the South Downs beyond. Despite the sense of peace and seclusion, village amenities and the mainline station are only a short walk away.

AGENTS NOTE

Some of these photos may have been seasonally adjusted using AI.













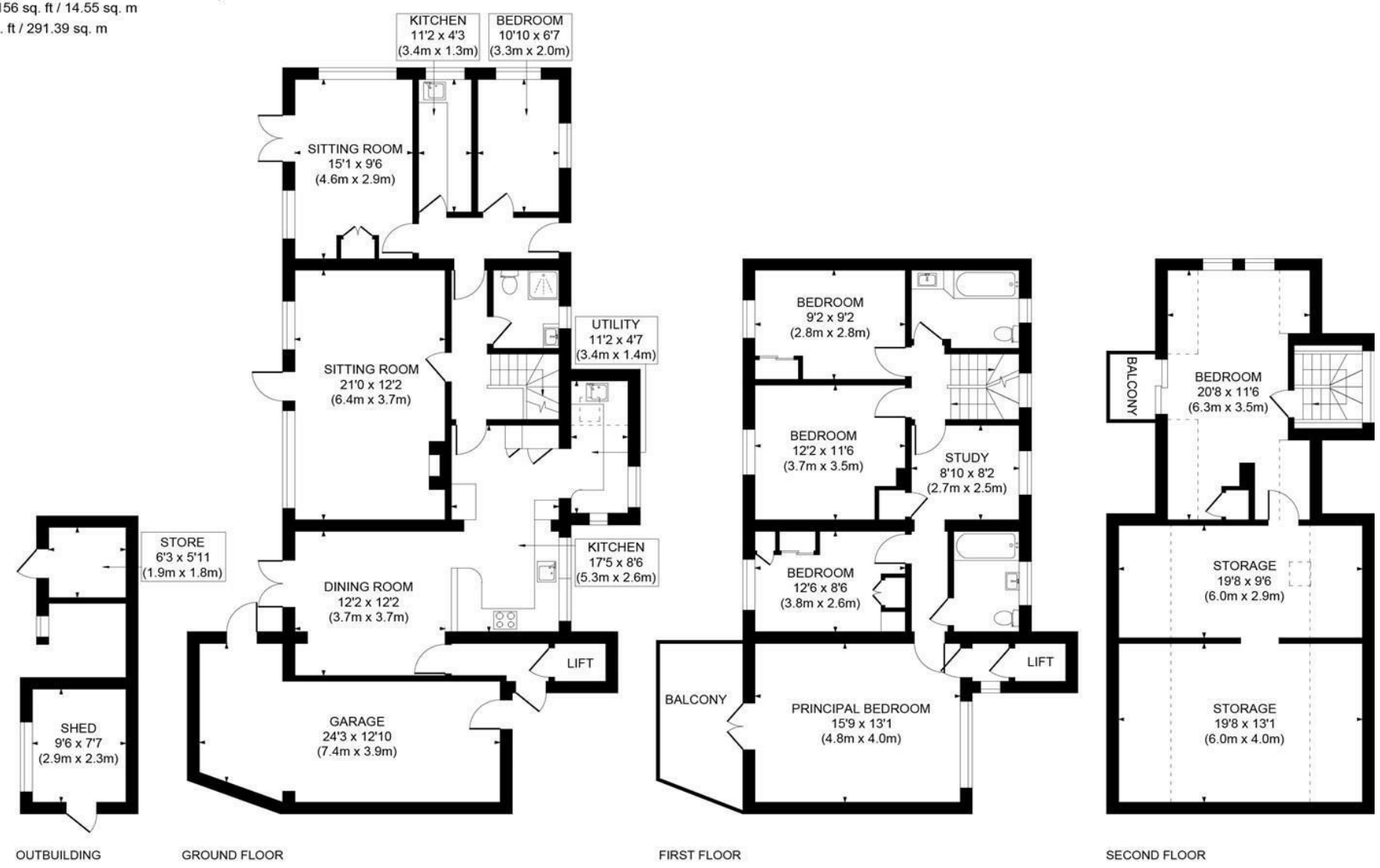








Approximate Gross Internal Area
Main House 2979 sq. ft / 276.84 sq. m
Outbuildings 156 sq. ft / 14.55 sq. m
Total 3135 sq. ft / 291.39 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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