



Gum Tree House, School Lane, Fittleworth, West Sussex RH20 1JB

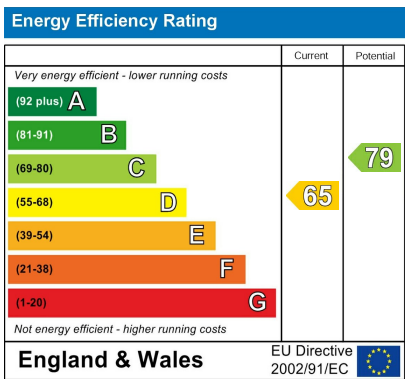


# Gum Tree House, School Lane, Fittleworth, West Sussex RH20 1JB

Guide Price £849,950 Freehold



- Beautifully renovated detached family home
- Four/Five bedrooms & versatile accommodation
- Sitting room with wood burner & tri-fold doors
- Private garden & ample driveway parking
- Close to local School
- Private rear garden



## Accommodation

## Directions

What3words:///joyously.argue.lousy

## The Property

Situated within the heart of the picturesque and highly regarded village of Fittleworth, this beautifully renovated and substantially extended detached home offers an exceptional blend of contemporary styling and practical family living. Having undergone an extensive refurbishment in 2021, the property now provides spacious and versatile accommodation extending to over 2,000 sq ft, all within easy reach of the village amenities and the stunning South Downs countryside.

The property immediately impresses with its attractive oak-clad façade, which combines beautifully with traditional brick elevations to create a distinctive and striking appearance. Internally, the accommodation has been thoughtfully designed to provide flexible living spaces capable of adapting to the changing needs of modern family life.

The entrance hall creates a wonderful first impression, setting the tone for the light and airy accommodation that follows. At the heart of the home lies an impressive open-plan kitchen/breakfast room, providing an excellent space for both everyday family life and entertaining. The kitchen is complemented by a separate utility room, with courtesy door leading to the rear.

The spacious sitting room enjoys a particularly pleasant outlook over the rear garden and centres around a wood-burning stove, creating a cosy focal point during the winter months. Large tri-fold doors flood the room with natural light and seamlessly connect the internal living space with the garden beyond.

Further enhancing the flexibility of the accommodation is a study, which could equally serve as a fifth bedroom, together with an additional reception room currently used as a playroom/snug, offering valuable additional living space for growing families. A ground floor W/C, with walk in shower, completes the ground floor accommodation.

Stairs rise to the first floor, with the principal bedroom suite featuring a dedicated dressing area, fitted wardrobes and a contemporary en-suite shower room. Three further double bedrooms provide comfortable accommodation, all served by a well-appointed family bathroom. A second study offers an ideal home-working environment.



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## Outside

The property is approached via a generous driveway providing ample off-road parking for several vehicles, with an area of lawn helping to create an attractive frontage.

To the rear, the garden enjoys a high degree of privacy and seclusion, being enclosed by mature hedging and established planting. A paved terrace extends directly from the rear of the property, creating an ideal space for outdoor dining and entertaining, whilst the remainder of the garden is predominantly laid to lawn, providing plenty of space for children to play and keen gardeners to enjoy. The garden forms a wonderful extension of the living accommodation, particularly during the warmer months when the tri-fold doors from the sitting room can be opened to create a seamless connection between inside and out.

## Situation

Fittleworth is an attractive village newly positioned within the South Downs National Park and set amongst woods and common land beside the River Rother, with attractive walks and bridleways. It has a predominantly semi-rural atmosphere and boasts two churches, village hall, thriving primary school and recreation ground. There are several active sports clubs as well as a local store and café and a Post Office. The iconic Swan Inn pub restaurant hotel has re-opened after refurbishment, there is also a social club. Fittleworth offers a country lifestyle to suit all age groups. The mainline station of Pulborough with its rail links to London Victoria is 3.5 miles to the east where there are more local shops plus Tesco, Sainsbury's and a Primary Care Centre. The delights of Petworth and Goodwood are three and thirteen miles away respectively.

## Sports and recreation

The area around Fittleworth provides a wide range of sporting and recreational facilities with the West Sussex Golf Club in Pulborough 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. 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 Wiggonholt Brooks near the edge of Pulborough.

## Agents note

Some photographs within this marketing material have been digitally enhanced with virtual furniture and furnishings for illustrative purposes only. These images are intended to help demonstrate the potential layout and use of certain rooms. Any furniture, décor, fixtures, fittings or accessories shown in digitally furnished images are not included in the sale. Prospective purchasers should rely on their own inspection of the property and the accompanying floorplan when assessing the accommodation on offer.





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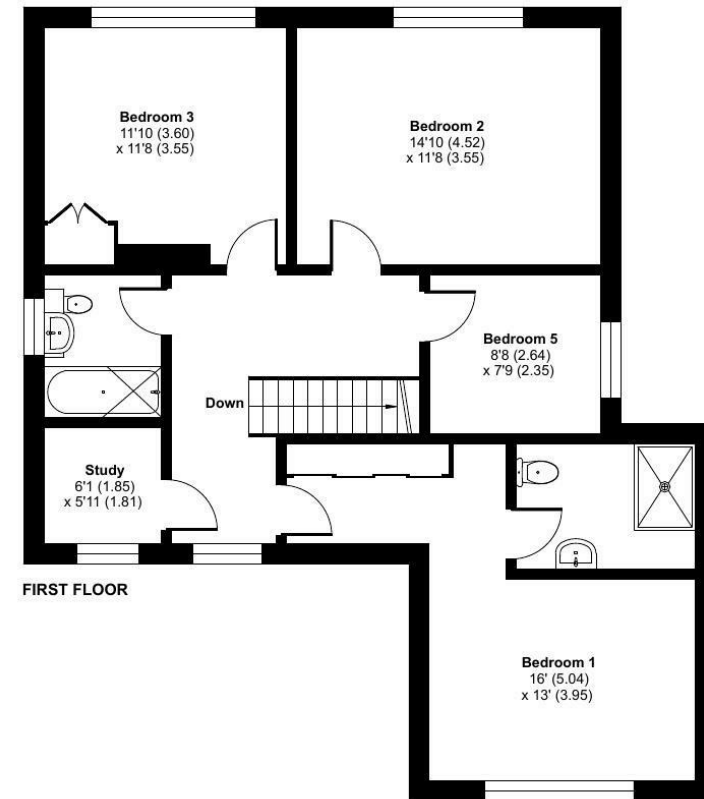
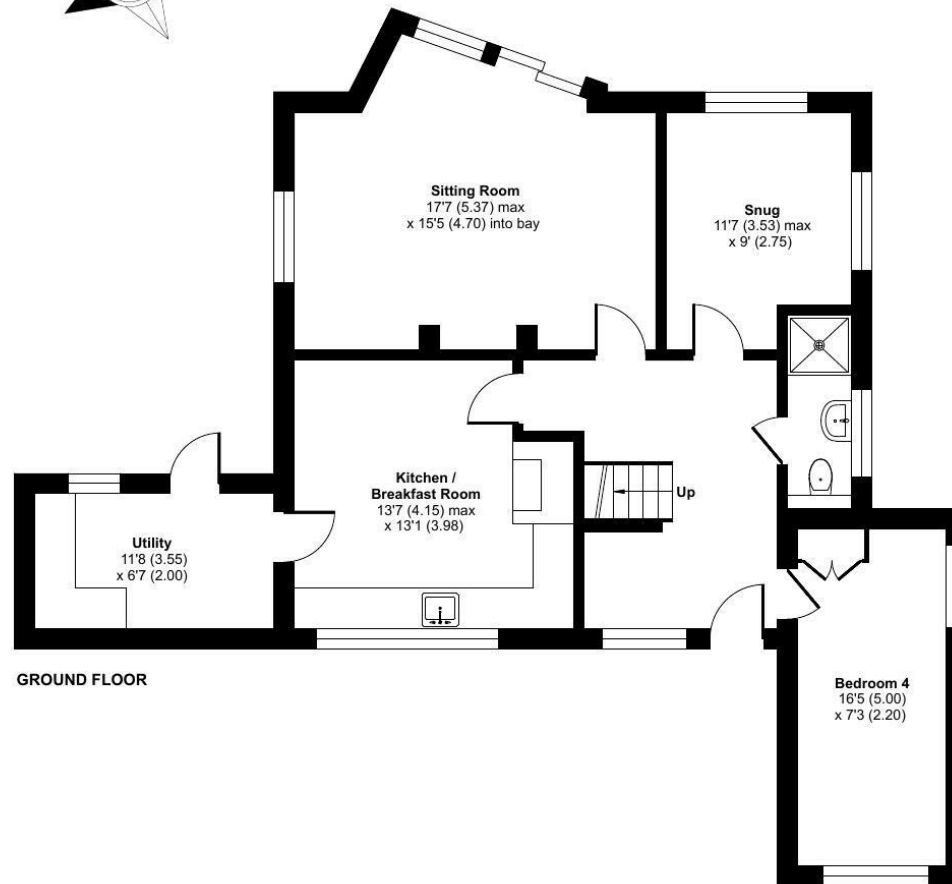
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Approximate Area = 1748 sq ft / 162.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for GL&CO Estate Agents. REF: 1501765

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