



4 BURY HOUSE



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The Street
Bury
Nr. Pulborough
West Sussex RH20 1PF

Guide: £650,000 Leasehold
plus share of the freehold

- Entrance hall
- Drawing room & dining area (measuring 24'3 x 24'3)
- Kitchen/breakfast room
- Master bedroom with en suite bathroom
- 2 further double bedrooms • Family bathroom
- Lift access • Audio/video entry system
- Landscaped communal gardens with ornamental pond
- Private covered parking • Further guest parking
- Separate secure storage
- Within the South Downs National Park

DESCRIPTION

A stunning luxury first floor apartment, located in a beautifully restored and converted Grade II listed mansion tucked away in the heart of the popular village of Bury. Built in 1910 and once the country home of John Galsworthy, who drew inspiration from the house and the beautiful countryside of this popular Downland village. Bury House has impressive elevations of coursed stone under the original stone slab roof with a magnificent arched entrance and stone mullioned windows that reflect a Jacobean style of architecture.

The historic house was converted in 2004 into just six luxury apartments. Number 4 is located on the first floor, accessed from the ground floor via the well-maintained entrance hall with a passenger lift and a staircase which gently rises to the first floor. On entering the apartment, the spacious entrance hall leads to the beautifully proportioned drawing room which has stunning southerly



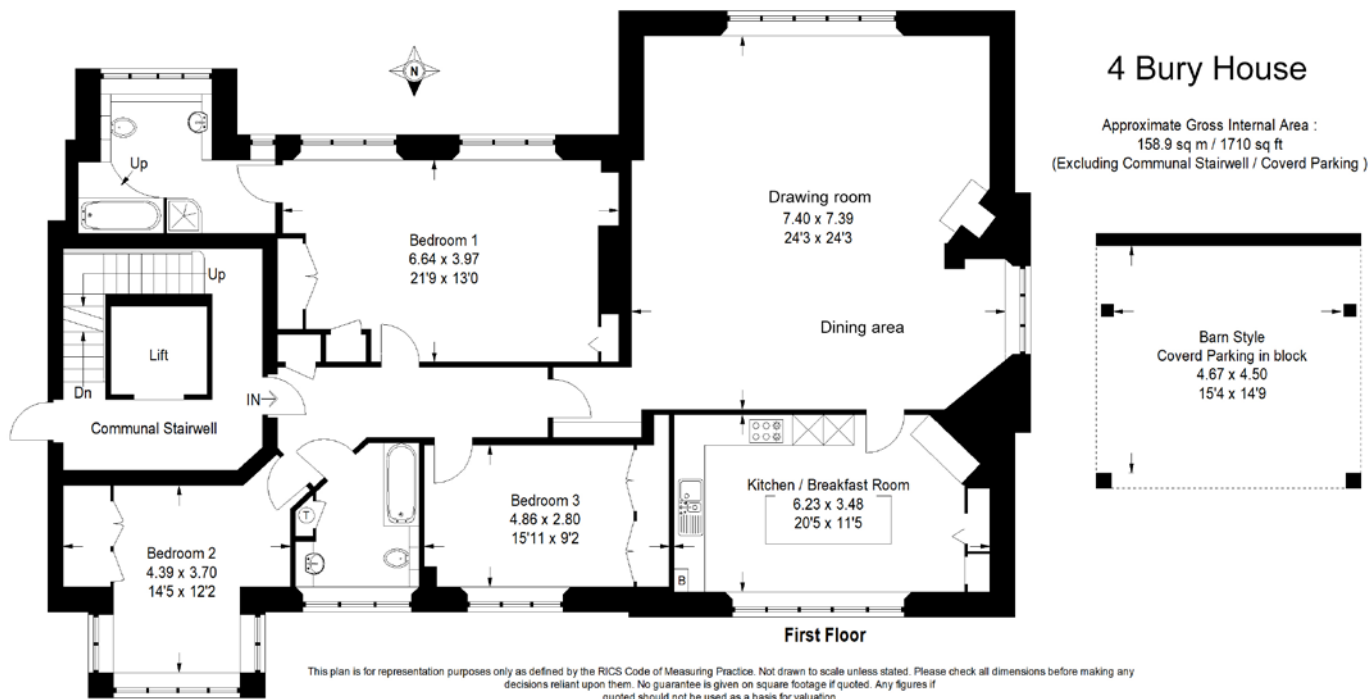


views across the communal gardens, on to open farmland and the South Downs. Off to one side is as a good size dining area which in turn leads to the very well-appointed and spacious kitchen/breakfast room which has a fully fitted Sylvarna kitchen with granite worktops and hardwood timber worktops on the central island. There are integrated Neff and Bosch appliances including two electric ovens, a 4 ring electric hob and a 2 ring gas hob. At the time of purchase the vendor also installed a wall of bespoke fitted cupboards, one of which incorporates a small office area.

Also off the central hallway is the spacious master bedroom, again with southerly views over the gardens and beyond, with fitted wardrobes and an en suite bathroom with bath and separate free standing shower cubicle. In addition, there are two further double bedrooms, both with fitted wardrobes and a family bathroom.

Outside, the property is approached via the gravel entrance drive off The Street. This leads to an open barn style covered parking area (allocated bay is the second one along). A door at the rear of the building leads out on to the communal south facing gardens which are beautifully maintained, mostly laid to lawn with mature trees, shrubs and borders with an attractive ornamental pond and outstanding rural views. There is also a side passage which gives access to a bicycle store and a door to an allocated area of secure storage.





LOCATION AND AMENITIES

Bury is a charming village located right at the foot of the South Downs with a local church, public house, primary school and Dorset House prep school. Bury is within the South Downs National Park and is equidistant from the picturesque historic castle town of Arundel, 5 miles to the south, and Pulborough 5 miles to the north, both with mainline stations with services to London and the south coast. A further train station is at Amberley, about 1.5 miles. There is golf at The West Sussex Golf Club and also on the Goodwood Estate, where there is also horseracing and motor racing. There are many fine walks to be enjoyed within the area including along the South Downs Way. The south coast is about 9 miles away.

TENURE

Leasehold with 999 years granted in 2004 having approximately 982 years remaining, plus share of the freehold.

SERVICES

Gas fired central heating with individually metered gas supply from communal underground storage tanks supplied and maintained by Calor Gas. Underfloor heating. Mains electricity, water and drainage are connected.

There is an annual service charge, currently £4,921.15 for 2021/22, payable half yearly in advance in April and October.

DIRECTIONS

From Pulborough head south along the A29. Drive through Coldwaltham and Watersfield. About 5 miles south of Pulborough and at the foot of Bury Hill turn left, where you see the Squire & Horses pub. Bury House is located on the right-hand side, set back from a flint and stone wall with a wrought iron gated path.

VIEWING

Strictly by appointment with the sole agent
RH & RW Clutton - 01798 344554

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