



Highdelf | Church Place | Pulborough | West Sussex | RH20 1AF





Highdelf

Church Place | Pulborough | West Sussex | RH20 1AF

£799,950

A substantial four/five bedroom detached bungalow occupying this generous sized plot, accessed via a private driveway within the highly regarded location of Church Place, within a short distance of Pulborough mainline railway station and TESCO's. Internally, the property offers spacious and versatile accommodation extending to 1776 sqft comprising: separate cloakroom, dual aspect sitting room with wood burning stove, superb re-fitted kitchen/dining/day room with integrated appliances and large central breakfast island and bi-fold doors leading to terrace and walled garden, en-suite to main bedroom and a family bathroom. Outside, there is extensive mature gardens to the front with front gravelled parking area for two cars. The rear gardens are a feature of the property enclosed by stone walling with beautifully kept country cottage style gardens.

- Substantial detached Bungalow
- Extending to 1776 sqft
- Master Bedroom with En-suite
- View towards the village Church
- Unique Private setting off Church Lane
- Ground Floor Cloakroom
- Family Bathroom
- Off-road Parking for two cars
- Close to Pulborough Railway Station
- Dual Aspect Sitting Room with Wood Burner
- Study/Sun Room/Bedroom Five
- Viewing Recommended
- Four Double Bedrooms
- Superb re-fitted Kitchen/Dining/Day Room
- Feature Stone Walled Gardens
- No Forward Chain

Entrance Part glazed uPVC double glazed front door to:

Enclosed Entrance Porch Built-in cloaks cupboard, radiator, double doors to:

Entrance Hall Covered radiator, access to loft space, built-in louvered shelved linen cupboard housing free-standing boiler and insulated cylinder.

Ground Floor Cloakroom Low level push flow w.c., wash hand basin.

Sitting Room 25' 6" x 14' 4" (7.77m x 4.37m) Dual aspect with double glazed windows, radiators and cast iron wood burning stove with tiled hearth and oak mantel over, TV point.

Open Kitchen/Dining/Day Room 32' 8" x 12' 9" (9.96m x 3.89m)

Kitchen Area Range of re-fitted units comprising: extensive working surfaces with single drainer sink unit and mixer tap, stainless steel five ring gas Range oven with extractor over and stainless steel back plate, further range of built-in storage cupboards with recessed space suitable for housing American style fridge/freezer, uPVC double glazed windows, integrated microwave and wine cooler, integrated dishwasher, central breakfast island with recessed seating areas and marble work top, concealed spot lighting.

Dining/Day Room Area Radiator, uPVC double glazed windows, sliding bi-folding double glazed doors with delightful outlook over gardens and patio area.

Bedroom One 12' 7" x 10' 5" (3.84m x 3.18m) Radiator, uPVC double glazed windows, built-in wardrobe cupboards and built-in drawers, door to:

En-Suite Shower Room Fully enclosed shower cubicle, part tiled walls, low level flush w.c., pedestal wash hand basin.

Bedroom Two 14' 11" x 9' 1" (4.55m x 2.77m) Radiator, uPVC double glazed windows.

Bedroom Three 12' 11" x 8' 10" (3.94m x 2.69m) Radiator, uPVC double glazed windows, built-in wardrobe cupboards.

Bedroom Four 14' 5" x 8' 3" (4.39m x 2.51m) Radiator, uPVC double glazed windows, access to loft space.

Study/Sun Room/Bedroom Five 11' 2" x 10' 0" (3.4m x 3.05m) Sliding double glazed patio doors to terrace and gardens, radiator.

Family Bathroom Panelled bath with fitted shower attachment, low level flush w.c., pedestal wash hand basin, radiator.

Outside

Front Private driveway with extensive area of woodland garden with lawned areas and mature trees and shrubs, leading up to:

Parking Area Gravelled parking area.

Rear Garden Being a feature of the property with a high degree of privacy and affording views towards the village Church, enclosed by attractive high stone walling with country cottage style gardens with raised flower beds, rosary, raised patio area, square paved terrace, further lawned section of garden, screened by hedging with paved terrace, flower and shrub borders, shaped lawned areas, Willow tree with circular metal seating, timber summerhouse, timber garden shed, steps down to vegetable gardens with raised plots screened by hedging and fence panelling, storage shed, outside water tap, side accesses.

EPC Rating: Band D.





Church Place, Pulborough
 APPROX. GROSS INTERNAL FLOOR AREA 1776 SQ FT / 165.0 SQM



"We'll make you feel at home..."



Managing Director:
 Marcel Hoad

Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ www.fowlersonline.co.uk storrington@fowlersonline.co.uk 01903 745844

Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.