



Cranleigh | Tudor Close | Pulborough | West Sussex | RH20 2EF





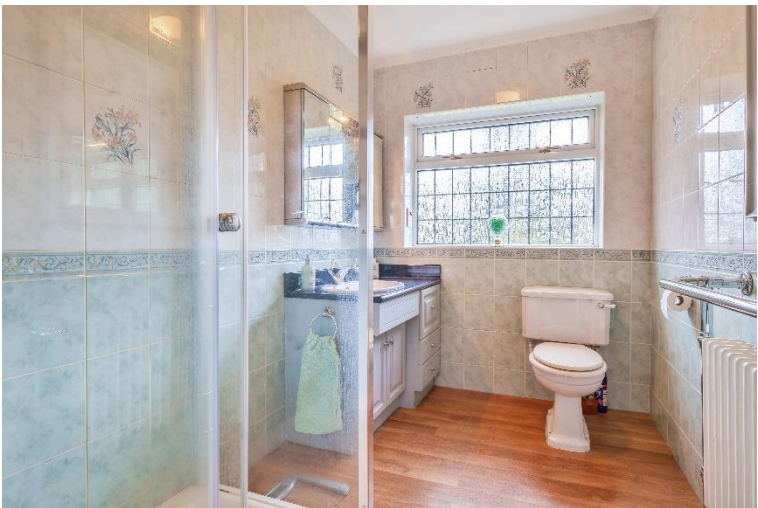
Cranleigh

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£1,250,000

Constructed by local builders 'Carver' circa 1954, this individual family home is the first time on the market for 29 years and is set within this most highly regarded private cul-de-sac occupying 1.07 of an acre with an impressive frontage and driveway. Internally, accommodation comprises: five bedrooms, dual aspect sitting room, second sitting room with feature wood burner, superb open plan kitchen/dining room with bespoke fitted 'Colliers' kitchen and integrated appliances, utility room, main bedroom with en-suite and family bathroom. Outside, there is extensive driveway parking leading to a single garage and attached car barn. The rear garden offers a high degree of privacy with a large summerhouse/studio/home office with further side garden and raised terrace.

- Highly regarded Private Close
- Individually built Family Home
- Extending to 2014 sqft
- Five Bedrooms
- Occupying 1.07 of an acre
- Dual Aspect Sitting Room
- 2nd Sitting Room/Snug with Wood Burner
- Bespoke 'Colliers' Fitted Kitchen
- Integrated Appliances
- Utility Room
- Main Bedroom with En-suite
- Family Bathroom
- Beautiful Gardens and Terrace
- Summerhouse/Studio/Home Office
- Garage and adjoining Car Barn
- Extensive Driveway and Parking





Entrance Panelled wooden front door to:

Entrance Hall Parquet flooring, bank radiator, understairs storage cupboard, uPVC leaded light double glazed window.

Ground Floor Cloakroom Low level flush w.c., inset wash hand basin with storage cupboards under.

Dual Aspect Sitting Room 22' 2" x 15' 4 into bay" (6.76m x 4.67m) Delightful outlook over gardens, uPVC double glazed leaded light double glazed windows, two radiators, feature Limestone fireplace with log effect fitted electric fire.

Second Sitting Room 11' 6" x 10' 11" (3.51m x 3.33m) Feature cast iron log burner with oak mantel over and slate hearth, built-in display shelving with cupboards under, built-in storage cupboards, parquet flooring, uPVC double glazed leaded light casement door leading to terrace and gardens.

Superb Open Plan Kitchen/Dining Room 21' 0 maximum" x 18' 4 maximum" (6.4m x 5.59m)

Kitchen Area Bespoke fitted kitchen by 'Colliers' of Worthing, extensive range of wall and base units, inset one and a half bowl sink with Silestone working surfaces with swan neck tap with filter tap, range of integrated appliances comprising: fan assisted built-in 'NEFF' electric

oven with warming drawer under with separate grill and steaming oven, inset five ring gas hob with extractor over, soft closing drawers under, feature circular oak unit with storage cupboards under, integrated drinks fridge, carousel unit, pull-out dual waste bin, dishwasher, part tiled walls, built-in crockery display unit. Built-in cloaks cupboard and door leading to rear garden.

Dining Area Bank radiator, leaded light French doors leading to terrace and gardens.

Utility Room 7' 9" x 5' 11" (2.36m x 1.8m) Stainless steel single drainer sink unit with wood block working surfaces and storage cupboards under, space and plumbing for washing machine, space for tumble dryer, range of eye-level cupboards, built-in storage cupboard, radiator, uPVC double glazed door to side access.

Oak Balustrade Leading to:

First Floor Landing Recessed area, access to loft space.

Master Bedroom 21' 10 maximum" x 13' 1" (6.65m x 3.99m) Dual aspect uPVC double glazed windows, covered radiator, built-in floor to ceiling wardrobe cupboards and shelving, door to:

En-Suite Shower Room Large walk-in double shower with overhead soaker and separate shower attachment, inset wash hand basin with low level flush w.c., shaver point, heated chrome towel rail, fully tiled walls, uPVC double glazed windows.

Bedroom Two 15' 2" x 9' 7" (4.62m x 2.92m) Radiator, uPVC leaded light double glazed windows, built-in wardrobe cupboards.

Bedroom Three 12' 0" x 10' 11" (3.66m x 3.33m) Radiator, leaded light double glazed windows, built-in wardrobe cupboards.

Bedroom Four 11' 0" x 10' 11" (3.35m x 3.33m) Radiator, leaded light double glazed windows, built-in wardrobe cupboard and airing cupboard.

Bedroom Five/Study 8' 10" x 6' 4" (2.69m x 1.93m) Radiator, leaded light double glazed window.

Family Bathroom Panelled bath with fitted shower attachment, enclosed shower cubicle with fitted independent shower unit, inset wash hand basin with low level flush w.c., shaver point, fully tiled walls, radiator.

Outside

Gardens Occupying approximately 1.07 of an acre.

Front Garden Extensively laid to lawn with mature trees and shrubs and screened by hedging, front raised stone terrace.

Parking Extensive parking area , outside water tap, leading to:

Attached Garage 15' 11" x 8' 11" (4.85m x 2.72m) Up and over door, gas boiler, separate covered bin and garden store.

Adjoining Car Barn 15' 11" x 13' 3" (4.85m x 4.04m) Outside lighting.

Rear Garden Being a feature of the property, mainly laid to lawn offering a high degree of privacy screened by mature trees and shrubs, circular paved central patio. **Detached Summerhouse/Studio of 15'5 x 11'6** with power and light, decked area, timber storage shed of 12' x 7'11, two further storage sheds.

Side Section of Garden Raised shaped terrace ideal for entertaining with pergola, enclosed by wrought iron railings, steps down to gravelled area with ornamental Well and raised flower beds, outside water tap, trellising and gate leading to formal lawned section of gardens.

EPC Rating: Band C.



Tudor Close, RH20

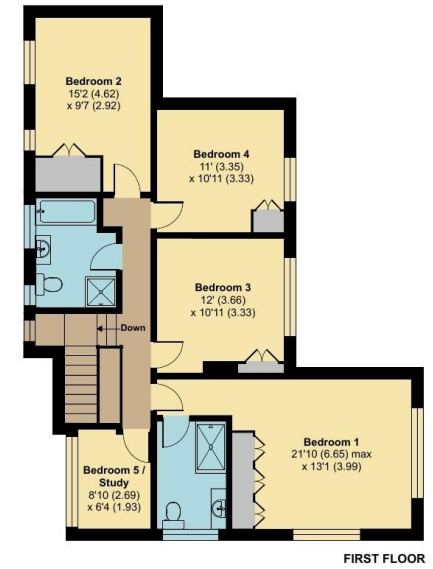
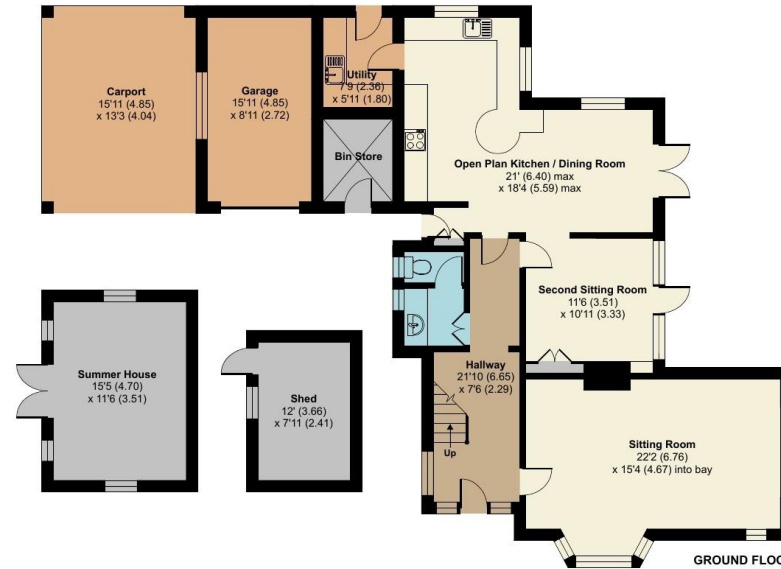
Approximate Area = 2014 sq ft / 187.1 sq m

Garage = 144 sq ft / 13.4 sq m

Outbuildings = 274 sq ft / 25.4 sq m

Total = 2432 sq ft / 225.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2023. Produced for Fowlers Estate Agents. REF: 1057013



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