





THE GABLES

## The Gables, Pulborough

A unique Victorian family home with later additions in plot of half an acre.



- ▶ **Sitting room with wood burner**
- ▶ **Second large reception room**
- ▶ **Dining room**
- ▶ **Snug**
- ▶ **Kitchen with Rayburn**
- ▶ **Two bedrooms with en-suites**
- ▶ **Two further double bedrooms**
- ▶ **Family bathroom**
- ▶ **Large garden in half acre plot**

The Gables is a unique property with the original part dating back to 1900's with many original Victorian features including fireplaces and sash windows. In the late 1980's the property was extended to provide the accommodation which is there today.

On entering the property to the front are the two large newer reception rooms with the sitting room having a wood burner and the second reception room also having a fireplace, in the original part there are two reception rooms currently used as a dining room and snug, the kitchen houses the Rayburn which heats the water and radiators, there are a range of fitted cupboards and a double oven, hob, dishwasher and with French doors to the garden.

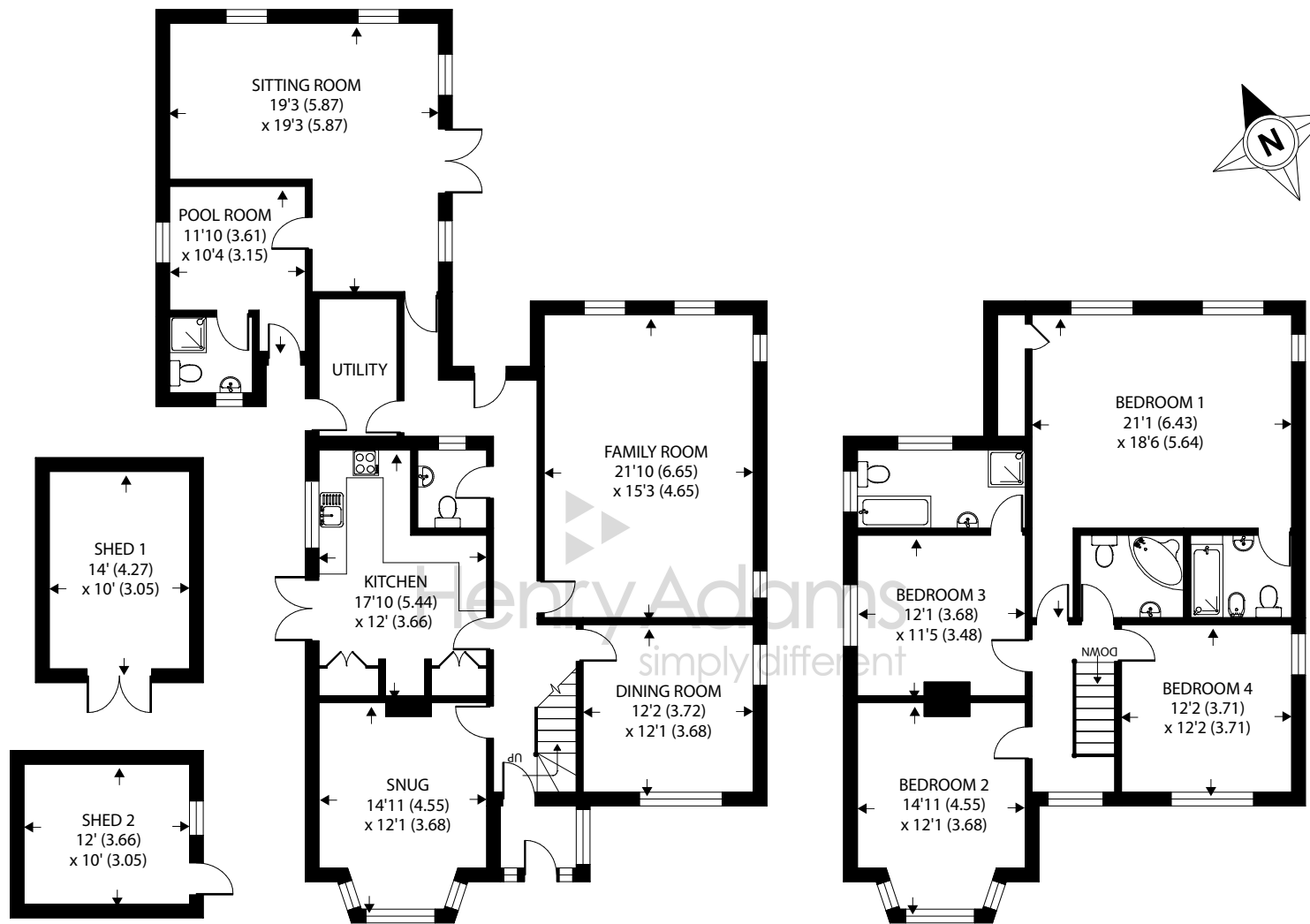
On the first floor there are four double bedrooms, the principal has an en-suite bathroom and storage cupboard, bedroom two also has an en-suite. Bedrooms three and four are both doubles and have access to the family bathroom.

Outside the property is in the centre of the plot, there are a number of plants and trees and an abundance of roses in the garden, with the swimming pool it is perfectly situated to enjoy sun at all times of the day.









Approximate Area = 2698 sq ft / 250.6 sq m

Shed(s) = 267 sq ft / 24.8 sq m

Total = 2965 sq ft / 275.4 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location

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

## Directions

The turning into Hill Farm Lane is off the A29 running North out of Pulborough. The driveway to the property is the first on the left hand side, follow the steep driveway to the top and the property will be on the left hand side.



