





Greystones, Pulborough

A stunning executive family home with detached double car barn and room over extending to over 4500 sq ft in private grounds of an acre.



- ▶ Large vaulted entrance hall
- ▶ Sitting room with woodburner
- ▶ Superb high end kitchen / dining room with bi-folds to terrace
- ▶ Family room and office
- ▶ Utility room and ground floor cloakroom
- ▶ Principal bedroom suite with balcony overlooking garden
- ▶ Four further bedrooms and two bathrooms
- ▶ Double open car bar with store and room over
- ▶ Large enclosed gardens

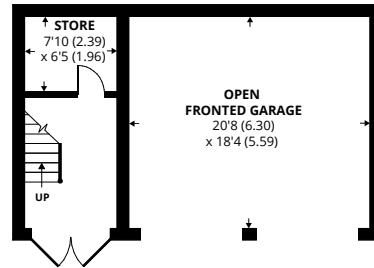
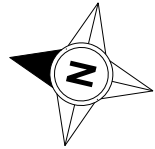
Greystones was built by the current owners in the last few years and completed to a high standard. On entering the property there is a vaulted entrance hall with ceramic tiled flooring to the hallway and flowing through to the kitchen and the family room. There are double glass doors from the hallway to the kitchen which is a fabulous entertaining space with twin Neff ovens and warming drawers, two wine coolers, induction hob, dishwasher and space for American fridge freezer, there are a range of cupboards and a sociable breakfast bar, the dining / family area has bi-fold doors to the terrace, off the kitchen is a useful utility room. The family room is a perfect play room for younger children or cinema room and again with bi-folds to the terrace. The sitting room has a wood burner and also bi-fold doors to the terrace, there are also double doors to the study at the front of the house, completing the ground floor accommodation is a cloakroom.

On the first floor the galleried landing is lovely and light. The principal bedroom suite has a balcony overlooking the garden, a walk in wardrobe and en-suite with shower and a feature copper roll top bath. Bedroom two has built in cupboard and access to the family bathroom. Bedrooms three and four are again both double in size and have the benefit of a Jack and Jill shower room. On the second floor of the house is a large bedroom or ideal teenagers den.

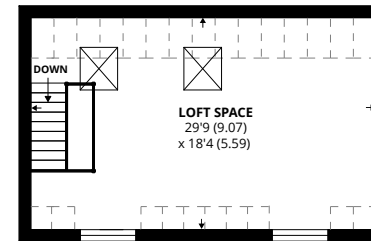






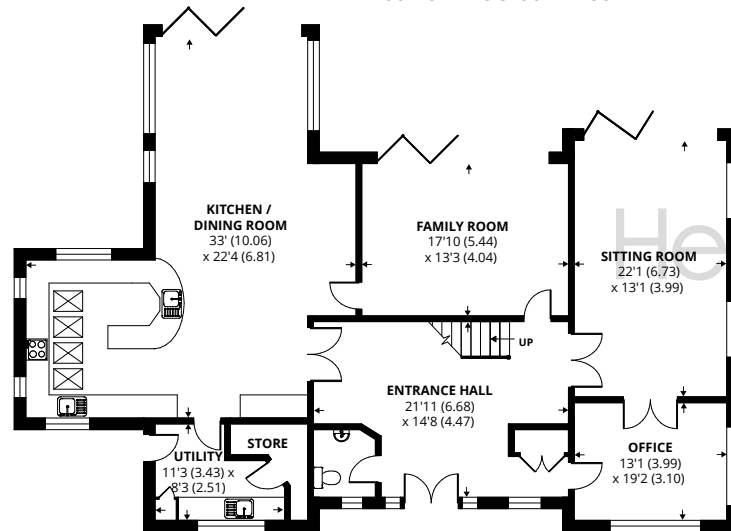


OUTBUILDING GROUND FLOOR

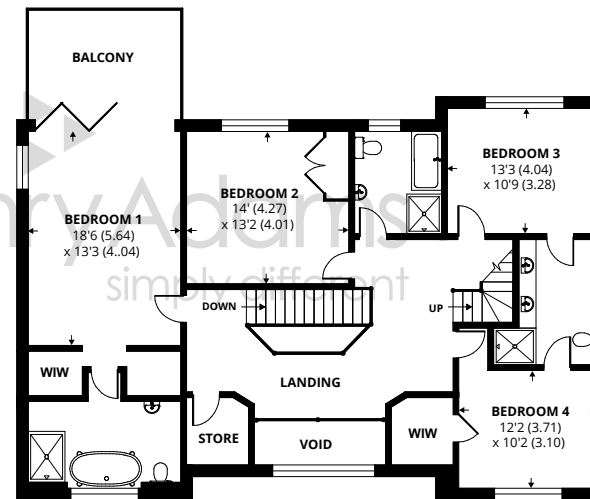


OUTBUILDING FIRST FLOOR

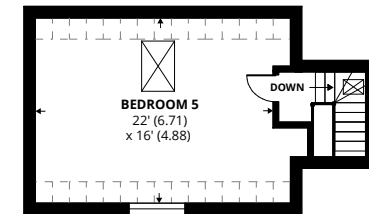
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Approximate Area = 3559 sq ft / 330.6 sq m (excludes void)

Limited Use Area(s) = 225 sq ft / 20.9 sq m

Outbuilding = 949 sq ft / 88.1 sq m

Total = 4733 sq ft / 439.6 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.

Outside the grounds are laid to lawn with a large patio terrace overlooking the garden. To the front is a large driveway with detached double car barn with store room to the side and room over, ideal for home office or ancillary accommodation (STPP). The property is offered with the advantage of no forward chain.

Location

Greystones is in the village of Pulborough but is well situated to take full advantage of all that is on offer in the surrounding areas. 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. Close by in the picturesque village of Nutbourne, there is a choice of two vineyards, including the award winning Nyetimber Vineyard. The Well House is perfectly situated on the boundary of the South Downs National Park. For those wishing to commute, Pulborough mainline railway station is located less than 2 miles away.

Tudor Close is a private road on the outskirts of Pulborough and the property is accessed via double electric gates leading to a large driveway and ample parking.



