



El Hogar, Gay Street Lane | North Heath | Pulborough | RH20 2HW





El Hogar, Gay Street Lane

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GUIDE PRICE £920,000

Constructed in 1996 to a specification of the current owners, is this quality individual family property situated on a beautiful plot approaching $\frac{1}{2}$ an acre. The property's versatile accommodation includes large reception rooms and a large kitchen/breakfast room, a study, utility room and two cloakrooms. The ground floor is also complemented by a bedroom with its own en-suite and additional store room. This area is currently used as additional reception room. The generous landing gives access to four first floor bedrooms, with the main bedroom having a large en-suite and all bedrooms have fitted wardrobes. There is also a family bathroom. The property has many fine qualities, but undoubtedly one of the main features are its landscaped grounds of a generous $\frac{1}{2}$ acre plot, with a large patio adjacent the property, substantial areas of lawn, an ornamental pond and towards the rear of the plot is a period style double car barn with workshop to side.

COUNCIL TAX= G.

ENERGY RATING= D.





Entrance

The property is approached by a substantial oak pillared canopy with skylight window, front door leading to:

Reception Hall

Turning staircase to first floor with ornate wooden balustrade, two radiators.

Cloakroom

Wide shelf with inset wash hand basin, w.c., radiator, double glazed window.

Drawing Room

Double glazed sliding doors leading to the garden, additional double glazed window to side, two radiators, magnificent centrepiece to the room is an Inglenook fireplace with solid wooden bressummer and open grate, double opening doors to:

Dining Room (also approached via Reception Hall)

Aspect to rear, double glazed windows, radiator, display recess with glazed shelves.

Kitchen/Breakfast Room

This large room is one of the centrepieces of the property with a double aspect having leaded light double glazed windows, one being a square bay with a large display sill. The kitchen comprises: worksurface with inset sink unit with mixer tap, inset four ring electric hob with integrated microwave under, cooker unit with double oven with storage above and below, peninsula worksurface with fitted dishwasher beneath, a range of base cupboards and drawers, eye-level units incorporating glass fronted display unit and shelving, extractor hood over hob, tiled floor, radiator,

carpeted breakfast area with plenty of space to accommodate a large table.

Utility Room

Full length worksurface with inset sink unit having base cupboards under, fitted washing machine, unit housing fridge, eye-level cupboards, floor-mounted oil fired boiler, tiled floor, radiator, double glazed window.

Rear Lobby

Radiator, tiled floor, shelved cupboard, part glazed door leading to outside.

Second Cloakroom

W.C., wash hand basin, tiled floor, radiator, double glazed window.

Study

Fitted desk top with shelves beneath, double glazed window, radiator, book shelves.

Ground Floor Suite/Bedroom Five

Approached via the Reception Hall is a ground floor bedroom suite consisting of a good sized bedroom with radiator and double glazed double opening doors leading to the outside. This room currently used as an additional reception room.

En-suite Shower

Tiled shower cubicle, w.c., pedestal wash hand basin, fully tiled walls, heated towel rail and a double glazed window.

Store Room

This room has a tiled floor and double glazed window and plumbing is evident showing a hot and cold feed and a capped waste pipe. The room was designed to be utilised as a small kitchen allowing the Ground Floor Suite to be an independent living area.

Landing

The impressive landing has a galleried effect looking over the staircase and there is a doubled glazed window, access to roof storage, airing cupboard housing hot water tank, additional shelved cupboard.

Main Bedroom

A large room with an outlook over rear garden, large double glazed window, radiator, plenty of built-in wardrobes, door to:

En-suite Bathroom

A large room with a suite comprising: panelled bath, pedestal wash hand basin with light and shaver point above, w.c., bidet, radiator, double glazed skylight window and a step up to a shower area with a tiled drying area, shower cubicle with mixer shower and double glazed window, radiator.

Bedroom Two

Aspect to front, fitted wardrobes, double glazed window, radiator.

Bedroom Three

Double aspect with double glazed windows, radiator, fitted wardrobes.

Bedroom Four

Double aspect double glazed windows, radiator, fitted wardrobes.

Family Bathroom

Suite comprising: panelled bath with a mixer shower over and retractable shower screen, pedestal wash hand basin, w.c., radiator, double glazed window, light/shaver point, cupboard with additional door at the rear giving access to bedroom two.

Outside

The property is situated on a wonderful plot of approximately ½ an acre in a semi-rural location with neighbouring properties in and around the hamlet

and wonderful countryside on the door-step. The property is approached via a pillared and gated entrance leading to a large drive with turning point. There is an area of lawn to the front with the water treatment plant. Access is along both sides of the property, with the access on the left side being the width of a drive with double wooden gates opening and passing alongside the property and meandering the full length of the garden towards the rear of the plot, where there is a further five bar gate which leads towards the car barn and workshop.

Double Car Barn and Workshop

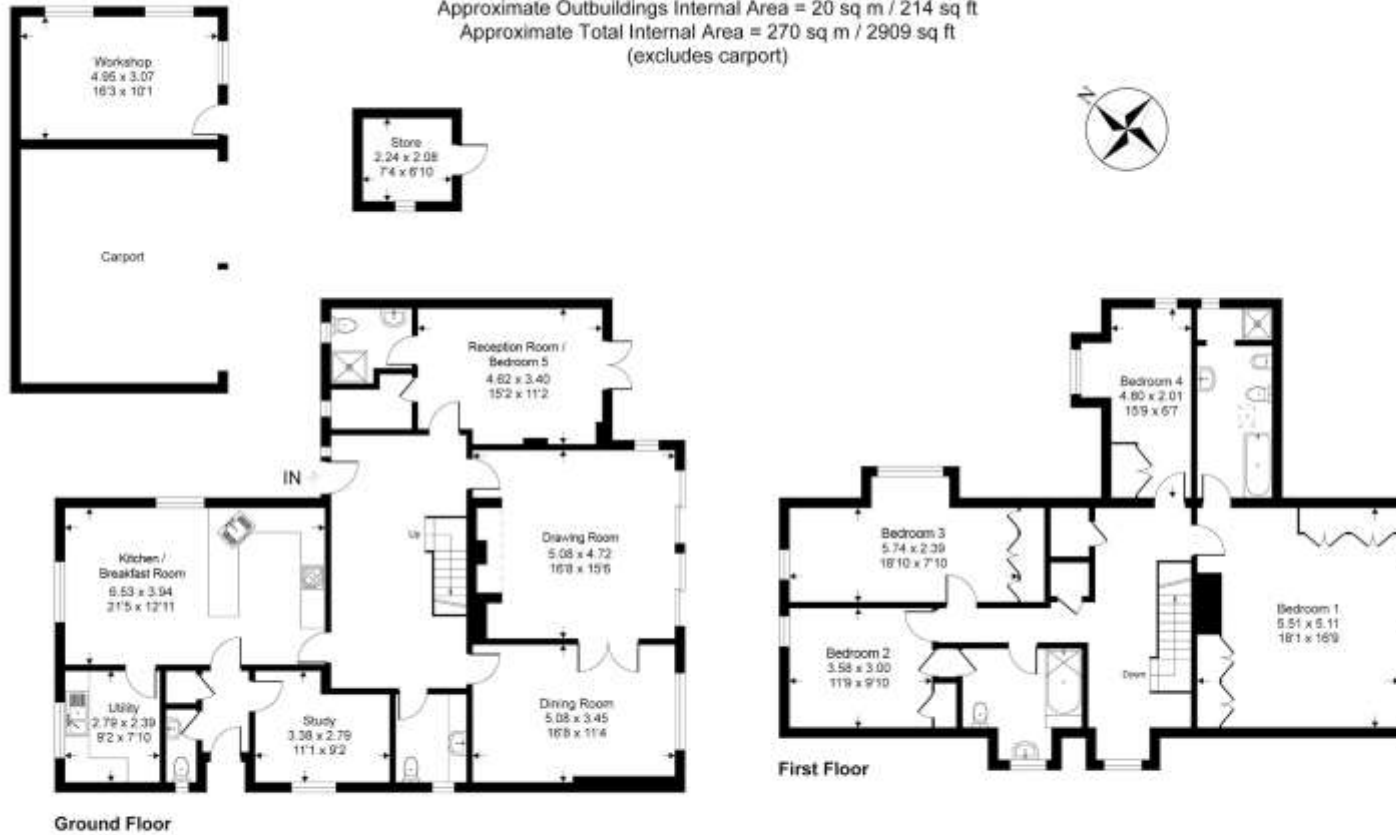
Predominantly of block construction with a pitched and tiled roof. To the side of the car barn is a generous workshop, again of block construction with a pitched and tiled roof.

Rear Grounds and Garden

The beautiful rear garden enjoys a southerly aspect and has been subject to much care and attention by the vendor since first occupying the property from new. There is a large patio adjacent the property with a pillared loggia adjacent the drawing room and a brick retaining wall to one side. From the patio several wide steps take you to a substantial area of lawn with shaped edges and deep well stocked flower beds. The previously mentioned drive meanders past this area of lawn on the left hand side passing an ornamental pond and further area of lawn. At this point there is a post and rail fence and five bar gate that leads to the remainder of the substantial garden with several large areas of lawn, numerous interspersed planting and an aluminium framed greenhouse. Towards the side of the car barn is a log store and additional small store.

Gay Street Lane, RH20

Approximate Gross Internal Area = 250 sq m / 2695 sq ft
 Approximate Outbuildings Internal Area = 20 sq m / 214 sq ft
 Approximate Total Internal Area = 270 sq m / 2909 sq ft
 (excludes carport)



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Managing Director:
Marcel Hoad

Fowlers 74 High Street, Billingshurst, West Sussex, RH14 9QS www.fowleronline.co.uk billingshurst@fowleronline.co.uk 01403 786787

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