



GODMORE HILL

Hill House | Stane Street | Codmore Hill | Pulborough | RH20 1BQ





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OFFERS IN EXCESS OF £680,000

This impressive family house has been greatly improved by our client yet retains a wealth of character. The total accommodation amounts to some 2,900sqft and includes a wonderful drawing room, panelled intimate dining room which leads from a well-fitted kitchen breakfast room. To the rear is a useful utility room. The inviting hallway also offers access to the wc and a staircase to the first floor, together with stairs down to the cellar.

- Substantial Five Bedroom Period Home
- Impressive Drawing Room & fireplace
- En-suite to Bedrooms 1 and 2
- Tandem Garage
- Former Coach House and Stables
- Dining Room
- Large Family Bathroom
- Entertaining and seating area
- Extending to 2900 sqft
- Kitchen/Breakfast Room
- Cellar
- Beautiful Cottage style gardens
- Retaining many original features
- Utility Room
- Detached Workshop and Gym
- Viewing Recommended

Details

The first floor provides five double bedrooms (two with ensuite shower rooms) and a stunning and spacious main bathroom with claw footed roll top bath and separate shower enclosure. Outside

A wrought-iron gate leads to the side of the house where the front door can be found. The integral garage leads right down the side of the house via twin automated gates, a roller door to the rear gives access (should one wish) to turn a car around and head back out forwards, or just useful access.

Outside

The rear gardens is beautiful, being well stocked and private. A former coach house and stable now provide a workshop, store and gym and could be utilised as a lovely external office. There is superb entertaining and seating areas including a pretty pergola.

Situation

The property is situated on Stane Street (the A29), with a number of amenities within easy reach including a Sainsbury's superstore, butchers, restaurants and takeaways. There are further amenities within the nearby village of Pulborough, which

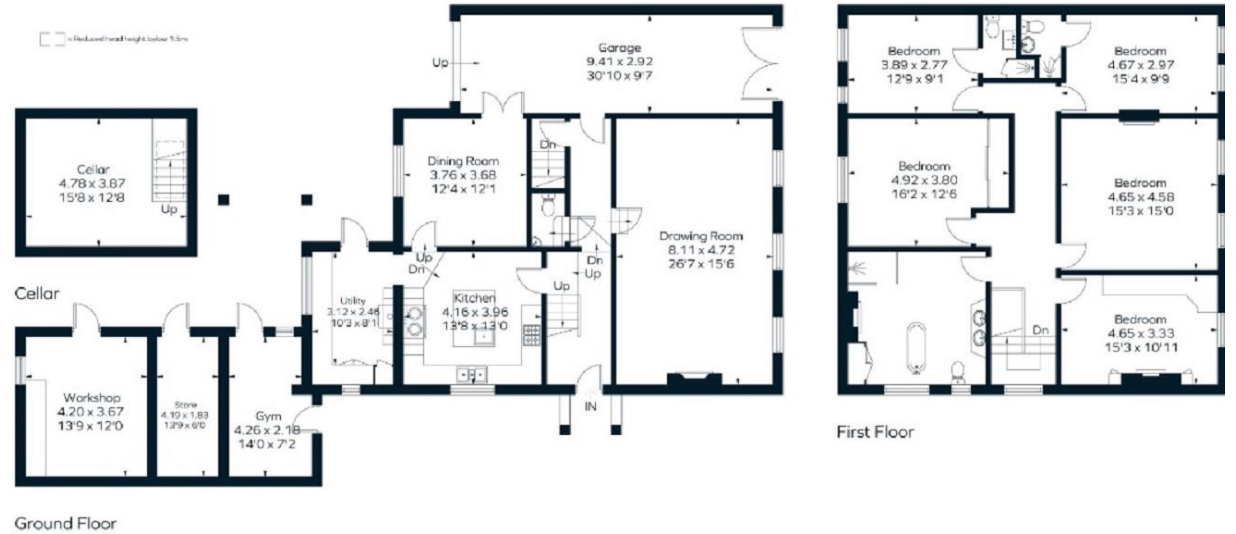
has a good selection of shops, services and facilities including a health centre. The area is ideal for those that enjoy walking and riding with many interlinking footpaths and bridleways in the area. The station at Pulborough is about 1.5 miles and has mainline rail services (London Victoria & London Bridge).

EPC Rating: Band F.





Approximate Area = 270.8 sq m / 2915 sq ft (Including Garage)
 Workshop / Store / Gym = 35.6 sq m / 383 sq ft
 Total = 306.4 sq m / 3298 sq ft
 Including Limited Use Area (1.8 sq m / 19 sq ft)



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



Managing Director:
Marcel Hoed

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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.
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