



Middle Mare West Mare Lane, Pulborough - RH20 2EA

Guide Price **£1,750,000**

Middle Mare, West Mare Lane, Pulborough

- A beautifully presented family home in a glorious park like setting of three acres including a paddock and stabling
- Sitting room with wood burner opening to conservatory
- Study / dining room
- Kitchen with AGA, central island and utility room off
- Induction hob and double oven in addition to the AGA, integrated dishwasher
- Space for appliances in utility room
- Large breakfast room with access to conservatory and family room complete with a wood burner
- Main bedroom with en-suite shower room
- Three further double bedrooms, en-suite and family bathroom
- Detached home office
- Double garage and ample driveway parking

Middle Mare is a beautifully presented family home in a serene park-like setting spanning over three acres with a paddock and stabling. Approached via a small no-through lane, this picturesque family home is a sanctuary of tranquillity and sophistication.

Upon entering the property, through the tiled porch, there is a good size entrance hall with wooden flooring and to the rear an inviting sitting room featuring a cosy wood burner that opens into a sun-drenched conservatory, creating the perfect space for relaxation and entertainment. A large versatile study/dining room offers flexibility for various needs, while the well-appointed bespoke kitchen has a traditional AGA, central island, and additional induction hob, double oven, integrated dishwasher. There is a useful utility room with space for appliances and butlers sink. The breakfast room to the rear of the kitchen has access to the conservatory and family room which has a wood burner.

Upstairs, the main bedroom is complete with an en-suite shower room and a range of wardrobes. Three additional generously-sized double bedrooms, one en-suite, and a family bathroom complete the accommodations. All bedrooms are light and airy being double aspect and having lovely outlooks over the grounds.



For those who work from home, a detached home office provides the perfect space for you . A double garage and ample driveway parking ensure that there is plenty of space for vehicles and storage. There are also two stables and a tack room.

The grounds at the property are tranquil and picturesque, totalling three acres which includes the paddock. There are a number of trees, various flower and shrubs including camelias, rhododendrons and hydrangeas. There are fruit trees, a vegetable patch, pond which attracts visiting wild birds and stunning views over the surrounding landscape.

The area of West Mare Lane has a number of footpaths around providing a gentle stroll to The Rising Sun public house in Nutbourne through the local vineyard. 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, while there are leisure centres at Storrington and Billingshurst. There is a main line railway station with links to London Victoria and the South Coast. Schooling locally is St Mary's C of E aided primary school and secondary school is The Weald School in Billingshurst.

Council Tax band: G / Tenure: Freehold / EPC Energy Efficiency Rating: F / EPC Environmental Impact Rating: F



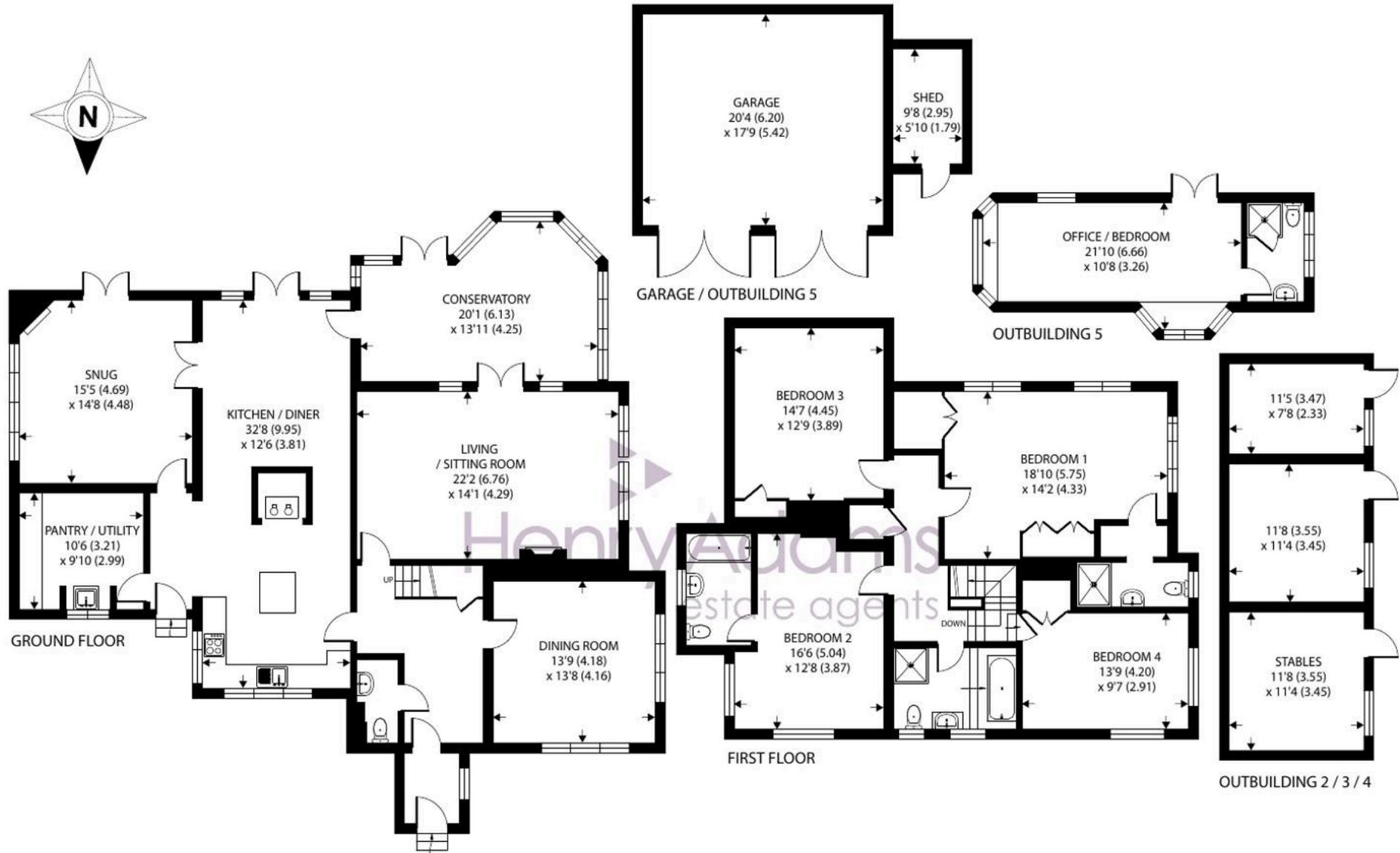












Approximate Area = 2987 sq ft / 277.5 sq m

Garage = 362 sq ft / 33.6 sq m

Outbuildings = 649 sq ft / 60.2 sq m

Total = 3998 sq ft / 371.3 sq m

For identification only - Not to scale









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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.