



Lime View House, Tudor Close, Pulborough - RH20 2EF

Offers Over £1,350,000

 **Henry Adams**
estate agents



Lime View House, Tudor Close, Pulborough

- A beautifully presented upgraded and extended Carver home in sought after location of Tudor Close in a plot of around one acre with an abundance of seasonal plants and shrubs
- Stunning entertaining room incorporating kitchen and dining area with doors either side to patio and covered outside dining area
- Kitchen with large island, space for American fridge freezer, integrated dishwasher, wine fridge. Dining area with large picture window overlooking garden
- Utility room and boot room with ample storage for coats, space for appliances and range of fitted storage units
- Sitting room with wood burner, feature fireplace and doors opening to terrace overlooking garden
- Snug / family room
- Principal bedroom with en-suite shower room, two additional double bedrooms with wardrobes and family bathroom
- Detached insulated double garage with additional storage at rear for all gardening needs
- Large driveway with ample parking for several vehicles
- Insulated garden home office

This beautifully presented and thoughtfully upgraded Carver home offers exceptional living in the sought after location of Tudor Close. Occupying a generous plot of just over one acre, this detached three bedroom property showcases a perfect balance of contemporary style and comfortable family living.

The heart of the home is a stunning entertaining room that seamlessly incorporates a high specification kitchen and a spacious dining area, complete with a large island, space for an American fridge freezer, integrated dishwasher, and wine fridge. The dining area features a striking picture window that floods the space with natural light and provides delightful views, while underfloor heating ensures comfort throughout the seasons. Double doors from either side of this impressive room provide easy access to further living and dining spaces. The property also benefits from a practical utility room and a separate boot room, both offering ample storage for coats, appliances, and a range of fitted units, making day to day living effortless.

The elegant sitting room is a welcoming retreat, centred around a feature fireplace with a wood burner and doors that open to a terrace, creating an inviting space for relaxation. Additionally, a versatile snug or family room provides further options for entertaining or quiet evenings in.

On the first floor the principal bedroom boasts a stylish en-suite shower room, while two further double bedrooms, each with fitted wardrobes, are served by a modern family bathroom. The property's detached insulated double garage offers extensive storage, including a dedicated area at the rear for all your gardening needs, and a large driveway provides ample parking for several vehicles. For those seeking a flexible work from home solution, an insulated garden home office is also included, offering a quiet and productive environment. This impressive home is immaculately finished throughout, with quality fixtures and fittings, and is perfectly suited for families or professionals looking for a blend of luxury, comfort, and practicality in a prime location. Early viewing is highly recommended to fully appreciate the space, style, and versatility offered by this outstanding property.

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 Wiggoholt Brooks. Pulborough has rugby, bowls and cricket clubs, where 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: D

Tenure: Freehold

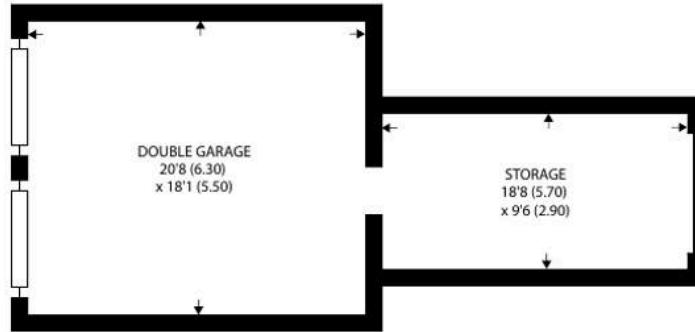
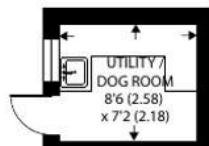
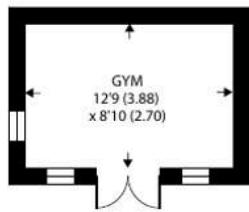
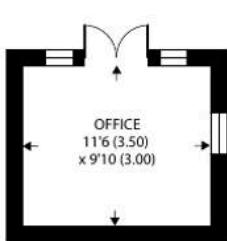
EPC Energy Efficiency Rating: D











Denotes restricted head height



Approximate Area = 2427 sq ft / 225.4 sq m

Limited Use Area(s) = 4 sq ft / 0.3 sq m

Garage = 373 sq ft / 34.6 sq m

Outbuildings = 465 sq ft / 43.1 sq m

Total = 3269 sq ft / 303.4 sq m

For identification only - Not to scale







Henry Adams - Storrington

Henry Adams LLP, Mulberry House, 8 The Square - RH20 4DJ

01903 742535

storrington@henryadams.co.uk

www.henryadams.co.uk/

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.