



35 Masons Way
Pulborough, West Sussex, RH20 1DZ

**Batcheller
Monkhouse**
Our Corner of England

35 MASONS WAY

A substantial family house of approximately 2,547 sq ft situated in a sought after no-through road in Codmore Hill to the north of Pulborough.

Ground Floor

- Entrance Hall, Cloakroom
- Sitting Room, Conservatory
- Dining Room
- Separate Study
- Kitchen/Breakfast Room
- Utility Room

First Floor

- Master Bedroom with En-Suite Bathroom
- Guest Bedroom with En-Suite Shower Room
- 2 Further Bedrooms
- Family Bathroom

Outside

- Driveway
- Double Garage
- Lawned Front and Rear Garden



DESCRIPTION

35 Masons Way is a detached family house built approximately 25 years ago and whilst well maintained, is now in need of some modernisation. The property offers particularly generous accommodation of approximately 2,547 sq ft with excellent reception space and 4 bedrooms to the first floor.

The main features of the property include:

- Central **Entrance Hall** with stairs rising to the first floor.
- Dual aspect **Sitting Room** with bay window, fireplace and glazed double doors to **Conservatory**.
- Separate **Dining Room** with bay window overlooking the rear garden.
- Generous **Kitchen/breakfast Room** with glazed double doors to the garden.
- **Study and Utility Room**
- Large **Master Bedroom** with fitted wardrobes and **En-Suite Bathroom**.
- **Guest bedroom** with **En-Suite Shower Room**.
- **2 Further Bedrooms**
- **Family Bathroom**

OUTSIDE

A private driveway to the front of the property provides a parking area and access to a detached double garage. The rear garden is mostly laid to lawn with side access and is bordered by close boarded fencing.

AMENITIES

Local: Pulborough with a range of local shops, together with 2 supermarkets, a medical centre, library and primary schools.

Towns: and Cities Horsham (13 miles) Chichester (15 miles), London (45 miles).

Transport: Pulborough station (1 mile) with services to London Victoria. A24 and A23 to London, Gatwick Airport and the national motorway network.





Schools: Schools include St Marys Church of England Primary, West Chiltington Primary, Storrington Primary, The Weald School and Steyning Grammar School.

Leisure: South Downs National Park, cross county schooling course at Coombelands Equestrian at Pulborough, horse racing at Goodwood and Fontwell, polo at Crowdray and Knepp Castle, golf at The West Sussex course at Pulborough, the Festival of Speed at Goodwood, theatres at Horsham, Guildford and Chichester

DIRECTIONS

From the roundabout junction at the A283 and A29 in the centre of Pulborough proceed northwards up Church Hill on the A29 towards Billingshurst. Proceed for approximately 1.2 miles, passing Sainsbury's on the right and the entrance to Masons Way will be found on the left.

Additional Information

Local Authority: Horsham District Council www.horsham.gov.uk.

Tel 01403 215100

Services (not checked or tested): All mains services connected.

Links: www.environment-agency.gov.uk, www.highways.gov.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold.

EPC: EPC rating D

GUIDE PRICE £650,000

Viewings

For an appointment to view please contact our Pulborough Office, telephone 01798 872081

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

London Mayfair
mayfair@batchellermonkhouse.com

NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

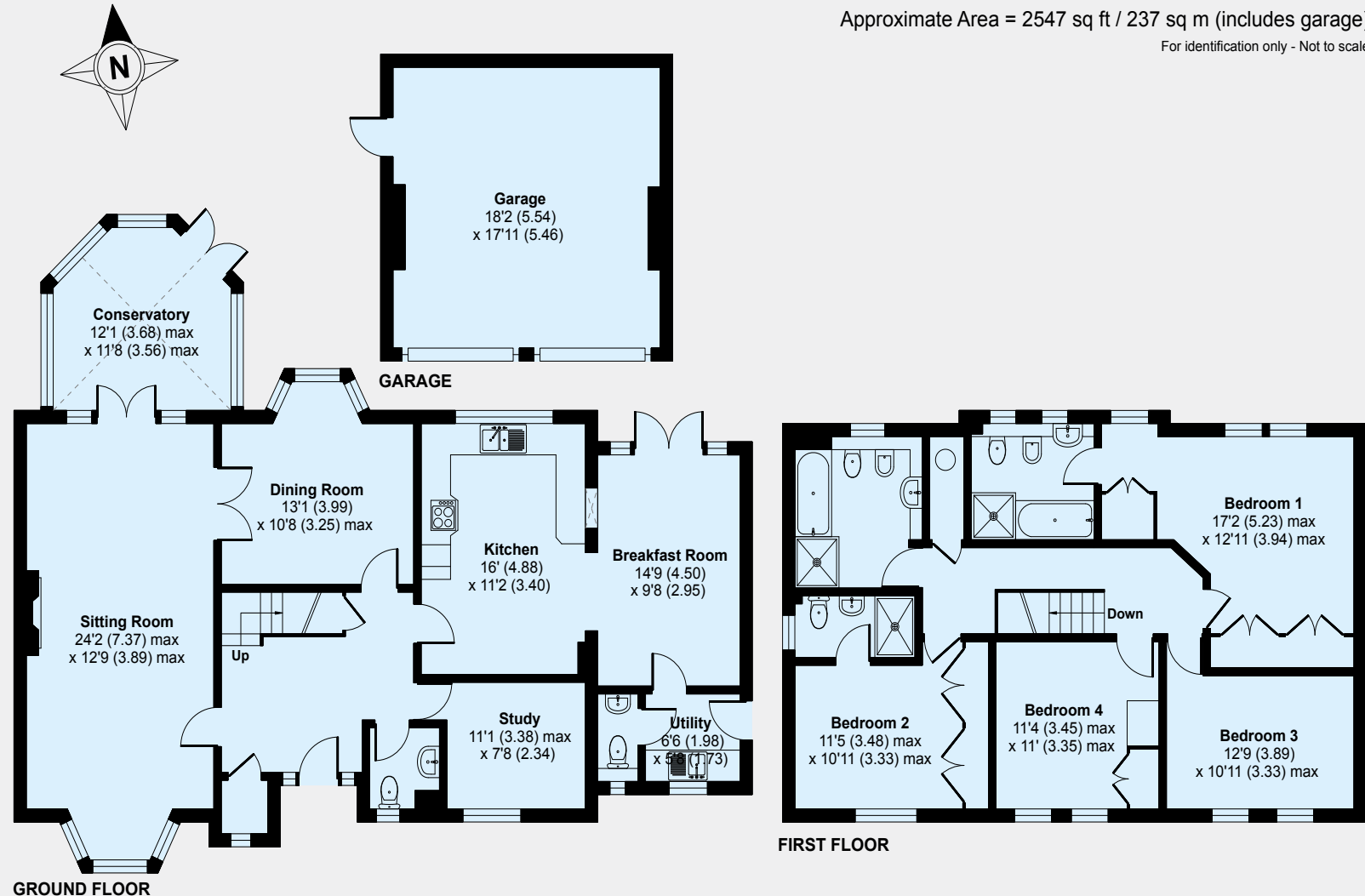
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

35 Masons Way, Codmore Hill, Pulborough, RH20 1DZ

Approximate Area = 2547 sq ft / 237 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2020. Produced for Batcheller Monkhouse. REF: 674983