



# 3 Masons Way

Pulborough, West Sussex, RH20 1DZ

Batcheller  
Monkhouse

Our Corner of England



# 3 MASONS WAY

A substantial family house of approximately 2,165sq.ft. built approximately 25 years ago and owned by the current vendors since then. Situated in a sought after no-through road in Codmore Hill to the north of Pulborough with its good range of amenities and mainline station.

## Ground Floor

- Entrance Hall
- 2 Cloakrooms
- Family Room
- Drawing Room
- Dining Room
- Study
- Kitchen & Utility Room

## First Floor

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

## Outside

- Driveway
- Double Garage
- South Facing Garden



## DESCRIPTION

3 Masons Way is a detached family house built approximately 25 years ago and well maintained by our clients from new. The property offers particularly generous accommodation of approximately 2,165sq.ft. with excellent reception space and 4 bedrooms to the first floor.

Main features include:

- **Central Entrance Hall** with stairs rising to the first floor.
- **Sitting Room** Dual aspect with bay window, fireplace with woodburning stove and glazed double doors to garden.
- **Separate Dining Room** with bay window overlooking the rear garden.
- **Generous Kitchen/Breakfast Room** with range of eye and base level units, integrated Bosch double oven and dishwasher, integrated fridge/freezer.
- **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 south-facing rear garden is well-screened by mature plants and shrubs and mostly laid to lawn. It also features a vegetable garden, paved patio and summerhouse.

## 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 Chilington 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](http://www.horsham.gov.uk) Tel 01403 215100

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

**NB:** Solar panels to roof are not owned by the vendor. More details available on request.

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.highways.gov.uk](http://www.highways.gov.uk), [www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold. Land Registry Title Number WSX205496

**EPC:** EPC rating C.

**GUIDE PRICE £750,000**

### Viewings

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

Battle  
01424 775577  
[battle@batchellermonkhouse.com](mailto:battle@batchellermonkhouse.com)

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01444 453181  
[hh@batchellermonkhouse.com](mailto:hh@batchellermonkhouse.com)

Pulborough  
01798 872081  
[sales@batchellermonkhouse.com](mailto:sales@batchellermonkhouse.com)

Tunbridge Wells  
01892 512020  
[twells@batchellermonkhouse.com](mailto:twells@batchellermonkhouse.com)

London Mayfair  
[mayfair@batchellermonkhouse.com](mailto:mayfair@batchellermonkhouse.com)

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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;

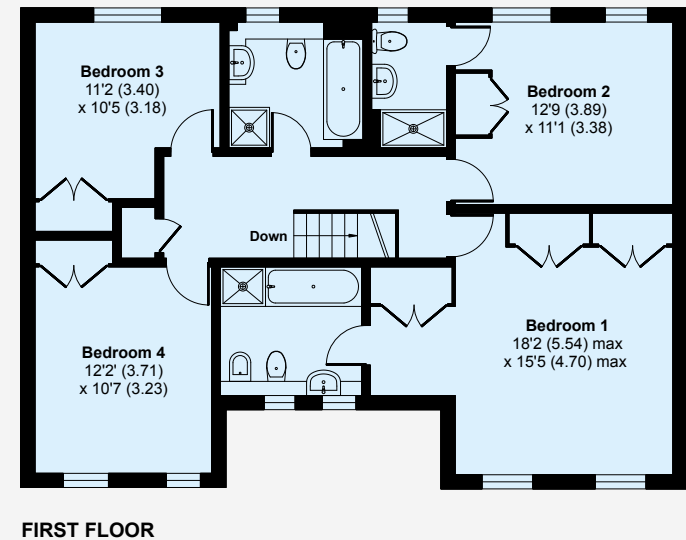
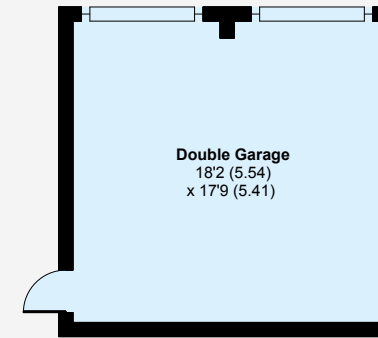
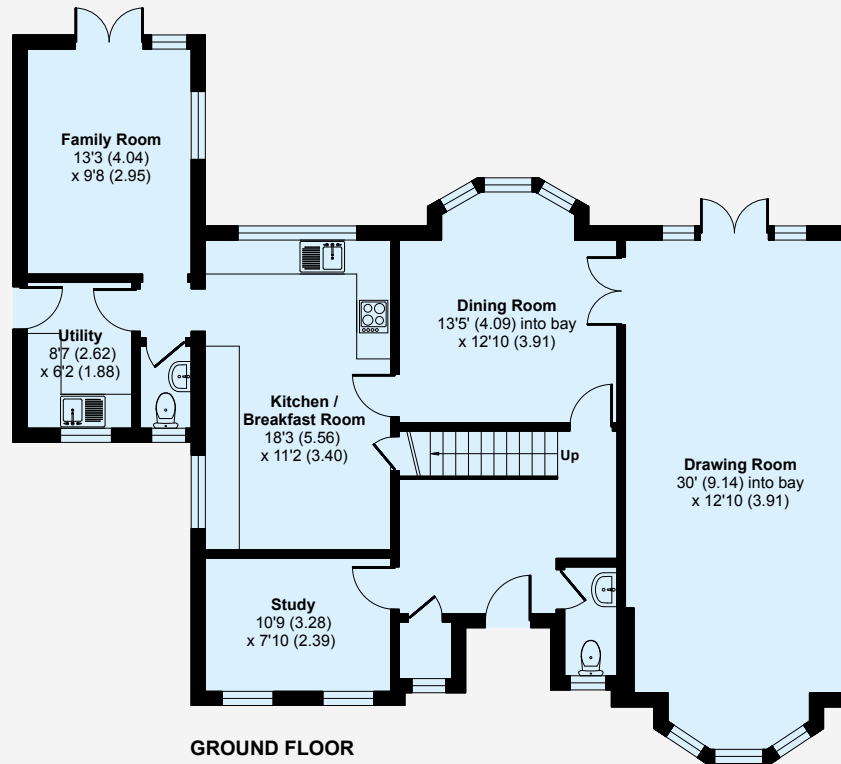
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

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.

# 3 Masons Way, Codmore Hill, Pulborough, RH20 1DZ

Approximate Area = 2165 sq ft / 201 sq m (exclude garage)

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|che.com 2021. Produced for Batcheller Monkhouse. REF: 778925