



# 1 Masons Way

Pulborough, West Sussex, RH20 1DZ

Batcheller  
Monkhouse

Our Corner of England

# 1 MASONS WAY

Being the original show house, this substantial family home occupies a plot of approximately 1/4 of an acre and sits amongst glorious landscaped gardens with an extensive driveway leading to a double detached garage with home office behind.

## Ground Floor

- Cloakroom
- Sitting Room
- TV/Playroom
- Study
- Kitchen & Utility Room
- Dining Room

## First Floor

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

## Outside

- Ample Driveway
- Double Garage with Office
- Landscaped Gardens



## DESCRIPTION

Situated in a sought after location in Codmore Hill to the north of Pulborough, this impressive house is ideally situated close to the extensive range of amenities, shops and mainline station that the village has to offer. Main features include:

- **Central Entrance Hall** with cloaks cupboard, understairs cupboard, **Cloakroom** and stairs rising to the first floor.
- **Dual aspect Sitting Room** with bay window to the front, double doors to the rear garden and an attractive Victorian style fireplace with gas 'real flame' fire.
- **TV/Playroom** with bay window overlooking the rear garden.
- **Study** with window to the front.
- **Large Kitchen** with an extensive range of fitted units with integral oven, grill and gas hob with space for fridge/freezer and dishwasher and window overlooking the rear garden. An archway leads through to the dining room.
- **Dining Room** with window to side and double doors to the rear leading to the garden.
- **Utility Room** with a range of fitted units, space for washing machine, tumble dryer and additional fridge/freezer, wall mounted Potterton boiler, windows to the front and glazed door to the side.
- **Galleried Landing** with walk-in airing cupboard and access above via pull-down ladder to the large, boarded loft with two lights offering excellent potential to convert if desired, (subject to usual consents).
- **Principal Bedroom** with triple built-in double wardrobes, windows to the front and door to the large **En-Suite Bathroom**
- **Guest Bedroom** with two double built-in wardrobes, window to the rear and door to **En-Suite Shower Room**
- **2 Further Double Bedrooms** both with built-in double wardrobes.
- **Large Family Bathroom**
- **Landscaped West Facing Rear Garden, Detached Double Garage and Home Office**
- **Extensive Driveway Parking**



## OUTSIDE

A private driveway to the front of the property provides ample parking for 5-6 cars and leads to a detached double garage with loft above and home office to the rear. The front garden comprises a level lawn with mature flower bed borders with compost area and hedging to the front. Gated side access leads to the rear west facing garden comprising a terrace with sun awning, with the remainder laid to lawn with mature shrubs and flower beds to the borders providing a good degree of privacy and seclusion. To the side is a useful drying area with greenhouse and garden shed.



## 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 Cowdray 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. Take the 1st left turn into the large driveway.

**What3Words:** ///gliders.unleashed.hotspot

## ADDITIONAL INFORMATION

**Local Authority:** Horsham District Council, Parkside, Chart Way, Horsham RH12 1RL.

Telephone 01403 215100. Website: [www.horsham.gov.uk](http://www.horsham.gov.uk)

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

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.nationalhighways.co.uk](http://www.nationalhighways.co.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 WSX218945.

**EPC Rating:** C

**Council Tax Band:** G

RA/06/03/2024

**GUIDE PRICE £775,000**

### Viewings

For an appointment to view please contact our Pulborough Office  
Telephone: 01798 872081 Email: [sales@batchellermonkhouse.com](mailto:sales@batchellermonkhouse.com)

Battle  
01424 775577  
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01892 512020  
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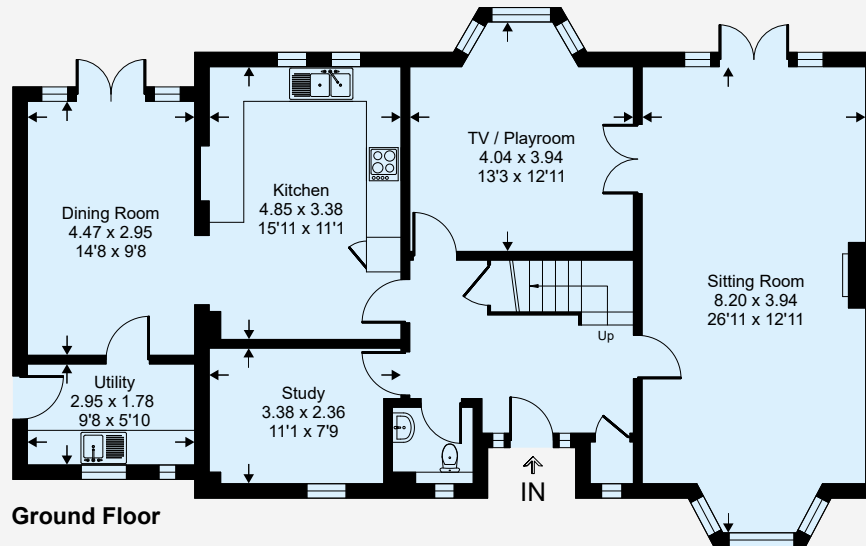
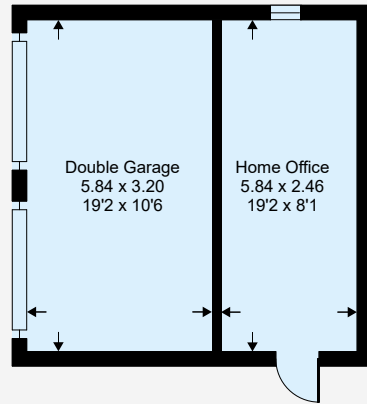
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

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.

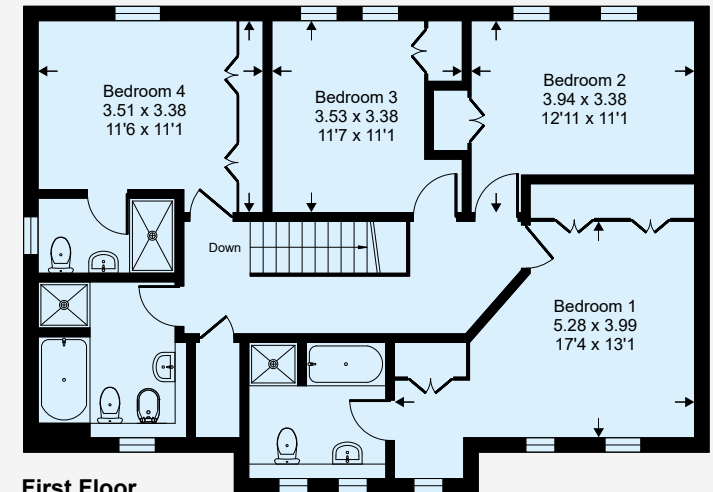
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount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

## Masons Way, RH20

Approximate Gross Internal Area = 194 sq m / 2086 sq ft  
Approximate Garage / Office Internal Area = 34 sq m / 366 sq ft  
Approximate Total Internal Area = 228 sq m / 2452 sq ft



**Ground Floor**



**First Floor**

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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