



The Dell

Rectory Lane, Pulborough, West Sussex, RH20 2AD

Batcheller
Monkhouse

Our Corner of England

THE DELL

This charming detached home retains much of its original character, and enjoys superb far reaching views towards the South Downs, yet located within walking distance of the village centre and local amenities.

Ground Floor

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room

- Cloak/Shower Room
- Bedroom 2 with En-Suite Shower Room
- Office/Bedroom 3
- Bedroom 4

First Floor

- Spacious Landing
- Principal Bedroom with Potential for En-Suite (Subject to Consents)
- Bedroom 5
- Family Bathroom

Outside

- Driveway with Extensive Parking Area
- Garage and Workshop
- South Facing Landscaped Gardens



DESCRIPTION

The Dell is a wonderful character property offering versatile accommodation over two floors, featuring a south facing garden with an array of mature shrubs, plants and trees, with several sitting areas to enjoy the garden or to simply look back at this attractive home.

- **Entrance** Approached by a solid timber door and leading into an **Entrance Vestibule**
- **Sitting Room** Approached by double doors, this room offers a dual aspect with a large window to the south offering far reaching views over the gardens to the countryside beyond. A feature open fireplace is complemented by solid wood flooring making this a spacious, yet cosy room.
- **Dining Room** A wonderful space for entertaining with solid wood flooring, space for a generous dining suite, and a large window offering delightful southerly views.
- **Kitchen/Breakfast Room** A spacious room fitted with a range of units, complemented with solid work surfaces which extend to a peninsula breakfast bar. There is space beyond for a sofa, making this room the social hub of the home. The kitchen further incorporates fitted appliances including electric ovens and microwave. French doors to outside, and door to the **Utility Room** with space for further appliances, door to outside and door to the adjoining workshop space.
- **Cloak/Shower Room** with corner shower, wash basin, w.c. and window to the rear.
- **Bedroom 2** with window and door to gardens and door to **En-Suite Shower Room**
- **Office/Bedroom 3** This south facing room offers a dual aspect and is fitted with cupboards which can be used as wardrobes or useful office storage.
- **Bedroom 4** A good sized double bedroom with window to the rear and corner cupboard concealing a wash hand basin.
- **First Floor** Approached via a turned staircase to a good sized landing with enough room for a relaxed office space or reading area.
- **Bedroom 1** A spacious room with windows to the rear and side, all of which provide an abundance of natural light with views of the surrounding trees. This room has ample wardrobe space including a walk in area, and there is also space to accommodate an en-suite, subject to necessary consents.
- **Bedroom 5** A charming bedroom with a dual aspect and built in wardrobe cupboard.
- **Family Bathroom** Fitted with a modern white suite.
- **Garage** Approached by a private drive providing ample parking and having an internal door to **Workshop** accessed from both the utility room and the rear garden. This space could suit multiple uses as a room on its own, gymnasium, or could be incorporated into the kitchen/breakfast room, subject to necessary consents.



OUTSIDE

The terraced gardens lie mainly to the front and are a wonderful feature of this home, terraced with Horsham stone, well stocked with an array of mature shrubs, plants, trees, and a good sized lawned area. A notable feature is a Mulberry tree. Multiple seating areas provide perfect spots for alfresco dining or to simply enjoy the view of the house and far reaching southerly aspect. Meandering paths lead to a pond with surrounding planting. Immediately to the rear of the property is a patio garden with raised planting areas, an ideal space for growing vegetables.



N.B. Those with mobility issues may find the incline and terracing in the front garden challenging, however, with the level garden area located off the kitchen/breakfast room and bedroom two, the property may be appealing to a family who require an annexe with the ground floor accommodation in addition to the bedrooms on the first floor.

AMENITIES

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

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

Transport: Pulborough station (approximately ½ 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 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 our office, proceed down Lower Street and turn left into Rectory Lane. The Dell will be found on the right hand side after about half a mile.

What3Words: ///empire.minivans.nipped

ADDITIONAL INFORMATION

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

Telephone: 01403 215100 Website: www.horsham.gov.uk

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

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

Tenure: Freehold. Land Registry Title number: WSX254590.

EPC Rating: C

Council Tax Band: F

GUIDE PRICE £875,000

Viewings

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

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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.

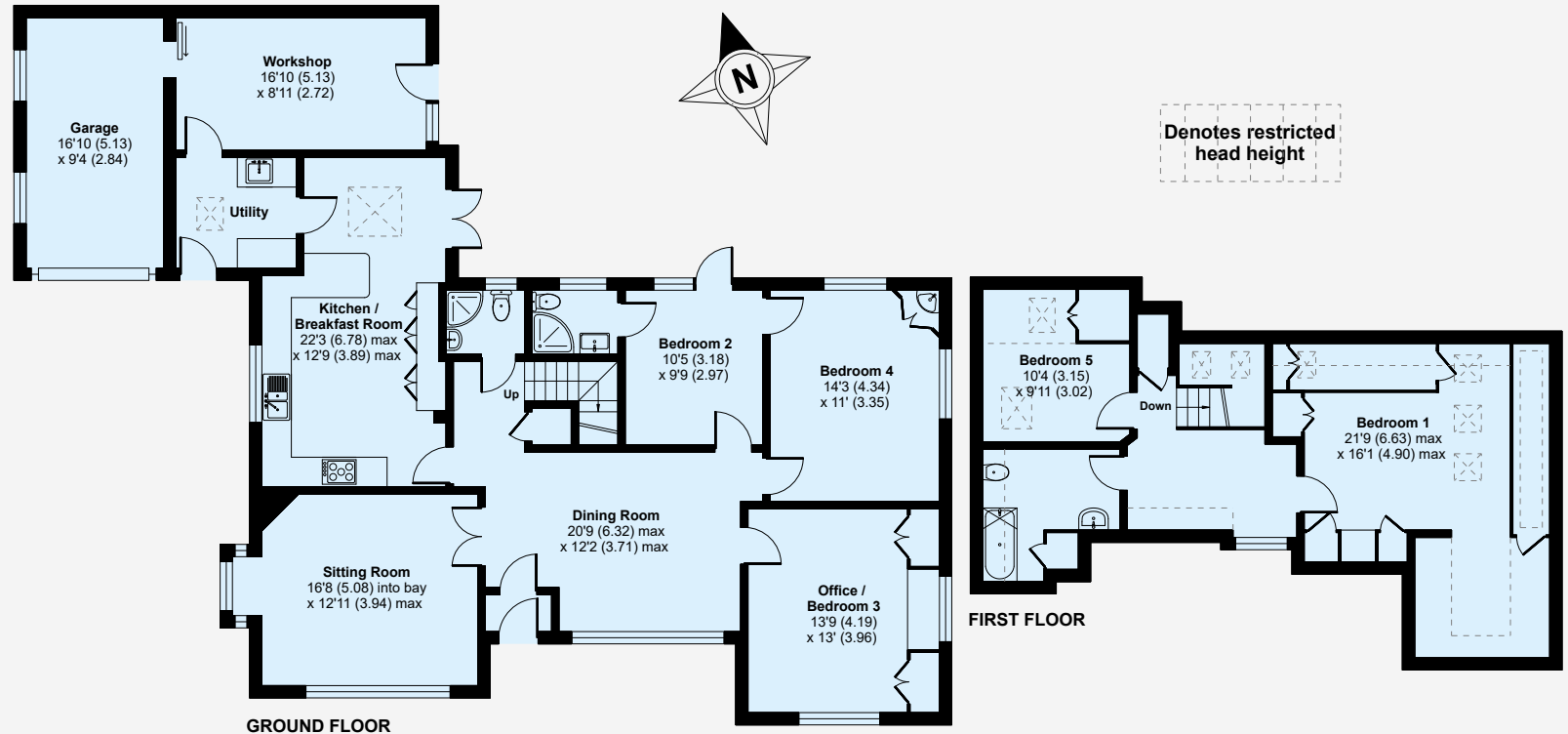
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Approximate Area = 1992 sq ft / 185 sq m (excludes garage)

Limited Use Area(s) = 173 sq ft / 16 sq m

Total = 2165 sq ft / 201 sq m

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). © nchecon 2024. Produced for Batcheller Monkhouse. REF: 1125036