Sunningdale Rise

Nutbourne Road, Pulborough, West Sussex, RH20 2HA

Batcheller Monkhouse

Sunningdale Rise

An impressive three-bedroom family home nestled in a wonderfully private setting, discreetly tucked away off a quiet country lane. This exceptional property benefits from a detached garage and gated private parking for numerous vehicles, all set within approximately 1.8 acres (according to Land App).

Ground Floor

- Entrance Hall
- Living Room
- Study
- Kitchen/Dining Room
- Utility Room

First Floor

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

Outside

- Extensive Driveway
- Double Garage
- Stables
- Detached Garden Room
- Beautiful Gardens and Grounds

Description

Tucked away off a quiet country lane, Sunningdale Rise is an impressive three-bedroom detached family home occupying approximately 1.8 acres of beautifully maintained grounds. Offering exceptional privacy, generous living space, extensive parking, and versatile outdoor areas, this unique property presents an outstanding opportunity for those seeking a peaceful countryside lifestyle within easy reach of London and the South Coast.

Accessed via a gated entrance, the property enjoys a secluded setting with private parking for numerous vehicles and a detached garage. The attractive detached residence has been thoughtfully arranged to provide comfortable family living, centred around a spacious kitchen and family room. This welcoming space features an excellent range of fitted cabinetry, ample room for a large dining table, and relaxed seating areas, creating the perfect environment for both everyday life and entertaining.

Outside

Outside, the grounds are a particular highlight. The formal gardens offer a variety of seating areas where owners can enjoy the tranquillity of the surroundings, while a charming pond enhances the sense of peace and natural beauty. The extensive plot provides an abundance of outdoor space for recreation, gardening, or simply enjoying the countryside setting.

To the front of the property lies a substantial paddock area which was previously home to donkeys, making it ideally suited to purchasers seeking space for animals, hobby farming, or equestrian-related pursuits. The combination of gardens, open land, and privacy creates a rare lifestyle opportunity in one of West Sussex's most desirable rural locations.

Amenities

The surrounding area is renowned for its outstanding countryside and outdoor lifestyle. Walking and cycling routes are plentiful, while nearby vineyards, farms, and picturesque villages provide endless opportunities to explore. Sporting enthusiasts are exceptionally well catered for, with West Sussex Golf Club close by and the prestigious Goodwood and Cowdray estates offering world-class polo, horse racing, motorsport, and country pursuits.

The popular Rising Sun public house in Nutbourne is within walking distance, while the village of Pulborough is only a short drive away, providing a comprehensive range of amenities and excellent transport links. Pulborough railway station offers regular services to London and the South Coast, making the property highly attractive for commuters.

Families are particularly well served by a selection of highly regarded schools, including Windlesham House, Dorset House, Seaford College, Lancing College, and Christ's Hospital, alongside excellent local state schooling options.

Directions

What3Words: ///talkative.culminate.positives

Additional Information

Local Authority: Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex, RH12 2GB. Telephone: 01403 215100 Website: www.horsham.gov.uk

Services (not checked or tested): Mains water and electricity. Private drainage. Oil fired central heating.

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

Tenure: Freehold. Land Registry Title Number: WSX180216.

Council Tax: Band G

EPC: C

Guide Price £950,000

Viewings

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

Please take a set of these particulars when viewing and beware of potential rural hazards including livestock. Ensure gates are shut at all times.

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

Surrey Hills
01483 617697
surreyhills@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

Nutbourne Road

Approximate Gross Internal Area (Excluding Outbuilding) = 151.81 sq m / 1634.06 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.

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.

batchellermonkhouse.com

Batcheller Monkhouse

Sunningdale Rise, Nutbourne Road, Pulborough, West Sussex, RH20 2HA

Land App

Produced on Land App, Jun 4, 2026.
© Crown copyright and database rights 2026 (Ordnance Survey licence number 100059532)

For identification purposes only and excluded from any contract

20 m
Scale 1:1094 (at A4)

N

rightmove find your happy
OnTheMarket.com
Farmland MARKET
UKLANDandFARMS.co.uk
Proudly employee owned.