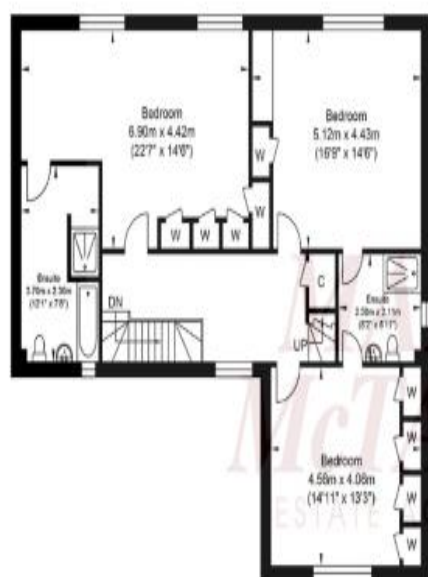




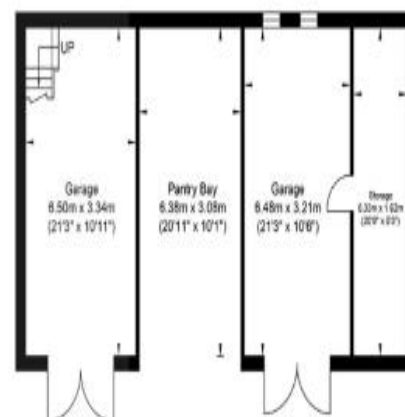
Ground Floor
Approximate Floor Area
1220.84 sq ft
(113.42 sq m)



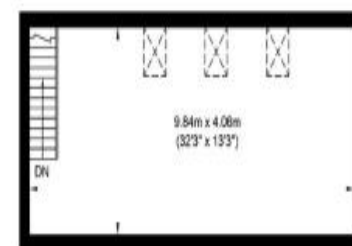
First Floor
Approximate Floor Area
1055.40 sq ft
(98.05 sq m)



Second Floor
Approximate Floor Area
378.99 sq ft
(35.21 sq m)



Outbuilding
Approximate Floor Area
808.04 sq ft
(75.07 sq m)



Outbuilding
Approximate Floor Area
435.29 sq ft
(40.44 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 246.68 sq m / 2655.24 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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in brief...

- Substantial detached executive home
 - Four generous bedrooms
 - Superb grounds surrounding the home
 - Three reception rooms
 - Large family kitchen & utility room
- Detached oak framed carriage barn
 - Countryside walks on your doorstep
 - Highly sought-after residential area
 - EPC Rating: C
 - Council Tax Band: G



more detail...

Occupying an outstanding position with superb westerly views of the gallops and the South Downs, Drumlin is a beautifully presented family home with bright, versatile accommodation of excellent proportions. Extending to 2655.24sq ft, there is a clear sense of design with the orientation of the house taking full advantage of the setting with large comfortable rooms and an overall atmosphere of well-appointed informality.

The property boasts four bedrooms and a wealth of outstanding living space, including three exceptionally spacious reception rooms.

The accommodation is accessed off a large reception hall, with double doors opening to the well-proportioned living with a fine feature fireplace and a further set of glazed doors opening to the sitting/dining room. The spacious kitchen/breakfast room offers a range of oak, shaker style wall and base units with a range of integral and freestanding appliances. Completing the ground floor accommodation, you can find a well-appointed utility room, ground floor W/C, and personal access to the garden from the utility room. The first floor has plenty of natural light provided by a large picture window and affords three generous bedroom, all with en suite facilities and fitted wardrobes. Rising to the second floor provides a generously proportioned guest bedroom, offering a walk-in dressing area and superb en-suite bathroom.

Individual homes of this calibre are seldom available in such a special setting and viewing is considered essential to fully appreciate this opportunity.

The property is approached over a gated, gravel driveway providing extensive off-road parking facilities which leads to the detached oak framed carriage barn. The delightful mature and secluded gardens provide a splendid backdrop. The house has an exceptionally wide frontage with extensive lawned areas, mature trees, and young shrubs. To the rear and to either side are further lawned areas with paved seating areas and adjoined by particularly well-stocked shrub borders designed to provide all-year-round interest, with high beech hedging running across the rear boundary.

Worth noting, the neighbouring property has converted their carriage barn into a self-contained one-bedroom annexe.



the location...

The property enjoys an exceptionally convenient situation with Sainsbury's being within a couple of minutes' walk. Tesco, the health centre, and pharmacy a little distance away. Also, within easy walking distance is the newly enlarged St. Mary's Primary School. For secondary education there is the very popular Weald School in Billingshurst, approximately 4 miles away to the North. Pulborough railway station is a 15/20-minute walk away with an excellent service to London/Victoria via Gatwick Airport, together with services to the south coast. In addition, the village provides an excellent variety of facilities including a library, two butchers and a modern and very active village hall incorporating a pre-school nursery. Wider afield and within a drive of half an hour are a variety of towns and cities most notably Horsham, Chichester, Haslemere, Midhurst and Worthing. Only four miles to the north-east lies Billingshurst offering extensive shopping and leisure opportunities.

Please check google maps for exact distances and travel times (property postcode: RH20 1BG)