

Highfield 161 Bury Gate, Bury, Pulborough, West Sussex, RH20 1NY



# HIGHFIELD

This magnificent five double bedroom, four bathroom, four reception room detached family home of nearly 4,500 sg.ft was completed in 2018 and is situated on a large corner plot of nearly 1.7 acres with ample parking, triple bay garage with room above and further outbuildings.

#### **Ground Floor**

- Cloakroom
- Kitchen/Breakfast/ Family Room
- Utility Room
- Sitting Room
- Family Room
- Dining Room

#### First Floor

- Master Bedroom with Dressing Room and En-Suite Bathroom
- · Guest Bedroom with Dressing Room and En-Suite Shower Room
- 2 Further Bedrooms
- Family Bathroom

Outside

- Detached Triple Garage
- Studio
- Workshop
- Large Driveway
- Well Maintained Gardens
- Approximately 1.7 Acres





# DESCRIPTION

Highfield is set behind electronic gates and has recently been completed to a very high standard throughout and features spacious and bright reception rooms with underfloor heating and oak flooring, a superb family kitchen, a stunning galleried entrance hall and three double bedroom suites with two further double bedrooms and family bathroom. With extensive gardens, ample parking and a detached triple bay garage with room above, this impressive home would ideally suit a growing family.

Main features include:

- Central galleried double-height Entrance Hall with oak flooring and stairs rising to the first floor.
- Dual aspect Drawing Room with oak flooring and impressive fireplace with woodburning stove
- Further Sitting Room and separate Dining Room.
- Fully-fitted spacious and contemporary Family Kitchen with breakfast bar, large Dining Area and Sitting Area with bi-folding doors to the garden.
- Utility Room and Downstairs Cloakroom.
- Large Master Bedroom with Dressing Room and En-Suite Bathroom.

Second Floor

Bedroom 5 with

Dressing Room and

En-Suite Shower Room

- Two Guest Bedrooms with Dressing Areas and En-Suites.
- Two Further Double Bedrooms and Family Bathroom.
- Triple Garage with Store Room above
- Gardens of nearly 1.7 acres.

### OUTSIDE

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Electric gates lead to a large driveway and ample parking area leading to the detached triple garage with room above. The property sits within well-maintained gardens with mature hedging to sides and rear with additional storage sheds to the side on a plot approaching 1.7 acres.

## **AMENITIES**

Local: Bury Gate is a small semi-rural hamlet situated alongside the pretty Downland village of Bury at the foot of the South Downs. Pulborough, which is about 3 miles to the north-east, has a good range of local shops, including 2 supermarkets, and a mainline station to London (Victoria).







The historic city of Chichester is about 12 miles to the south-west with many interesting shops and the renowned Festival Theatre. Gatwick Airport is conveniently accessible to the north.

Towns and Cities Pulborough (3.2 miles) Arundel (6 miles), Petworth (6 miles).

**Transport:** Pulborough Station (3.27 miles) with services to London Victoria. A24 and A23 to London, Gatwick Airport and the national motorway network.

**Schools:** Schools in the area include Seaford College, Dorset House School, Great Ballard School, Pennthorpe Preparatory School and Windlesham House 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 Pulborough take the A29 in a southerly direction towards Arundel. Follow the road through Coldwaltham and Watersfield and the gates to Highfield can be found on the left-hand side just before a sharp left-hand bend.

What3words: ///suave.clock.voucher

#### **ADDITIONAL INFORMATION**

Local Authority: Chichester District Council, East Pallant House, Chichester, West Sussex. PO19 1TY. Tel: 01243 785166. Website: www.chichester.gov.uk

Services (not checked or tested): Mains electricity and water, private drainage and oil-fired 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 WSX270367.

EPC Rating: B

Council Tax Band: F

RA/02/08/2022

# OFFERS IN EXCESS OF £1,500,000

#### Viewings

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

Battle 01424 775577 battle@batchellermonkhouse.com Haywards Heath 01444 453181 hh@batchellermonkhouse.com Pulborough 01798 872081 sales@batchellermonkhouse.com Tunbridge Wells 01892 512020 twells@batchellermonkhouse.com

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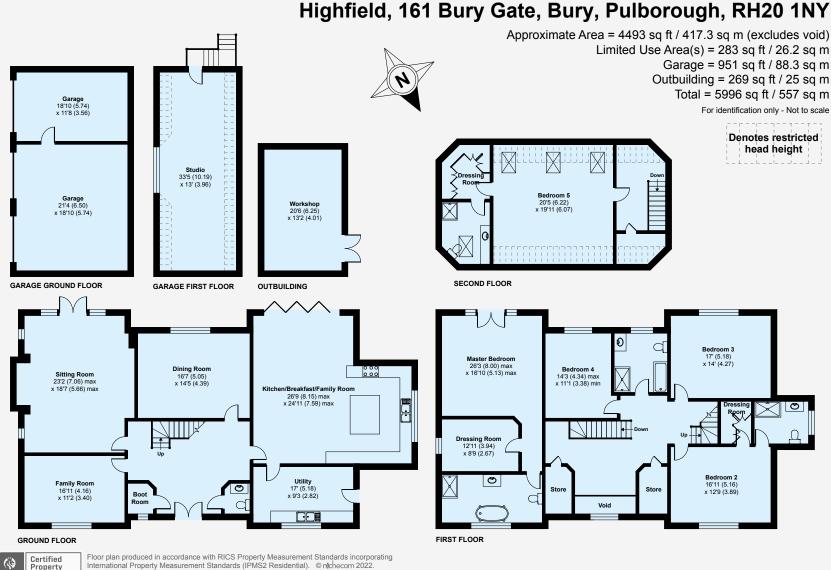
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Property

Measurer

RICS





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