



Highfield

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

Batcheller
Monkhouse

Our Corner of England

HIGHFIELD

This magnificent five double bedroom, four bathroom, four reception room detached family home of nearly 4,500 sq.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

Second Floor

- Bedroom 5 with Dressing Room and En-Suite Shower Room

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**.
- **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

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.
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Battle
01424 775577
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Haywards Heath
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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 = 4493 sq ft / 417.3 sq m (excludes void)

Limited Use Area(s) = 283 sq ft / 26.2 sq m

Garage = 951 sq ft / 88.3 sq m

Outbuilding = 269 sq ft / 25 sq m

Total = 5996 sq ft / 557 sq m

For identification only - Not to scale

Denotes restricted
head height



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Batcheller Monkhouse. REF: 879727

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