



Hardham Green House, London Road, Hardham,
Pulborough, West Sussex

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 



Hardham Green House, London Road, Hardham, Pulborough, West Sussex RH20 1LB

Set within the the South Downs National Park and with glorious downland views, an attractive Grade II listed country house with landscaped grounds approaching 1.5 acres

Pulborough train station 1.2 miles (London Victoria 1 hour 19 minutes), Petworth 6.6 miles, Arundel 8.3 miles, Chichester 15.5 miles, London Gatwick Airport 29 miles, Central London 67 miles

Reception hall | Sitting room | Dining room
Study | Garden/breakfast room | Kitchen
Cloakroom and further wc | Principal bedroom with en suite bathroom & dressing room
3 Further bedrooms, 1 en suite | Family bathroom | Shed | Outbuildings | Greenhouse
Covered outdoor pool | Private driveway
Gardens just over 1.5 acres | EPC Rating F

The property

Believed to date back to the 17th and 18th centuries, and of stone construction, Hardham Green House is a handsome, period property which combines heritage characteristics with modern-day comfort. Showcasing exposed beams and a stunning fireplace with conical brickwork and a bread oven, the sitting room occupies a central position within the living environment with French doors opening to the garden terrace. The adjoining flexible-use reception area currently offers a study with solid oak floor and a bay alcove and door to the outside, whilst a formal dining room provides a setting to host family and friends. The kitchen connects to the light-filled, breakfast/garden room where lengths of glass to three aspects blur the boundary between home and garden.

Fitted with Shaker-style cabinetry and wood work surfaces, the kitchen also features an island unit with Belfast sink and has an open-framed partition which creates a subtle divide to the garden room. There are step-level changes on the first floor landings which give access to four bedrooms and a family bathroom with the upper level offering far reaching views to the surrounding landscape. The principal room benefits from a well-fitted dressing room and large en suite bathroom, where a free-standing, claw-foot tub takes centre-stage beneath the window

Outside

The gardens and grounds at Hardham Green House are beautifully maintained and landscaped and offer an outdoor sanctuary where low level hedging at boundaries afford an outlook to the surrounding terrain giving a sense of a borrowed landscape. Expanses of lawn are interspersed with specimen trees, with features including lengths of manicured hedging, orchard trees, fruit cage, a circular water feature and heated outdoor pool with paved surround. Offering opportunities for al fresco dining and relaxation, a large paved terrace adjoins the rear of the house with planting pockets containing fragrant lavender shrubs and stone balustrades to the grassed setting. A gravelled walkway leads from a wrought-iron pedestrian gate to the attractive, columned entrance and off-road parking is available at the frontage to the roadway.

Location

Situated in a rural setting, and with beautiful views, the property is within easy reach of Pulborough with a good range of facilities including supermarket independent shops, medical, dental and veterinary practices, as well as a train station for services into London and south to Chichester, Portsmouth and Southampton. Well-regarded schools in the area include Seaford College, Dorset House School, Great Ballard School, Pennthorpe Preparatory School, Windlesham House School, Lancing College and Cranleigh School.



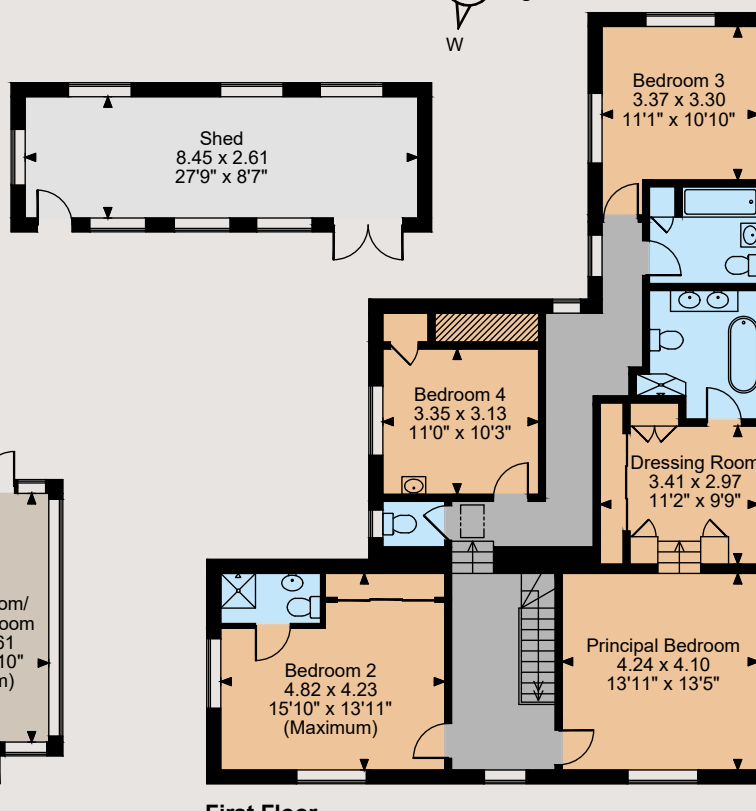
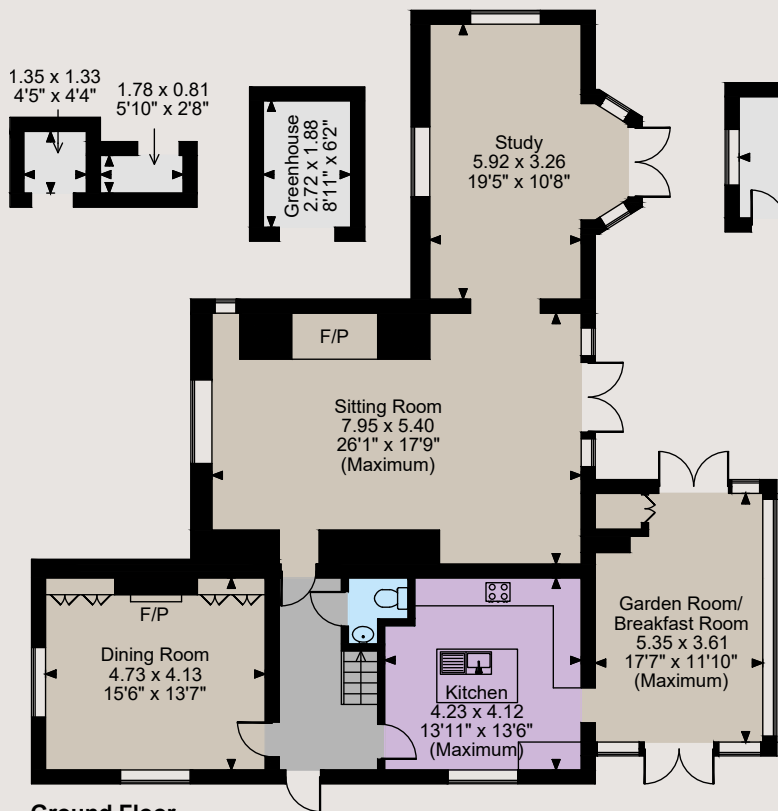
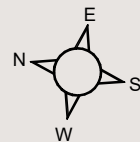








Floorplans
 Main House internal area 2,698 sq ft (251 sq m)
 Outbuilding internal area 329 sq ft (31) sq m
 Total internal area 3,027 sq ft (281 sq m)



Ground Floor

First Floor

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8611505/PPP

Directions

From the A27, at the Fontwell West Roundabout take the exit to join the A29. Remain on the road through Bury, Watersfield and Coldwaltham for approximately 9 miles. The property will then be found on the right.

General

Local Authority: Horsham District Council

Services: Mains electricity and water, oil fired central heating. Private drainage.

We understand that the private drainage at this property is fully serviced and shared 50/50% with the neighbouring property. We understand that the private drainage at this property does comply with the relevant regulations. Further information is being sought

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,250,000

Chichester

31 North Street, Chichester PO19 1LY

01243 832600

chichester@struttandparker.com
 struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken July 2024. Particulars prepared July 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

