



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

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# 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.



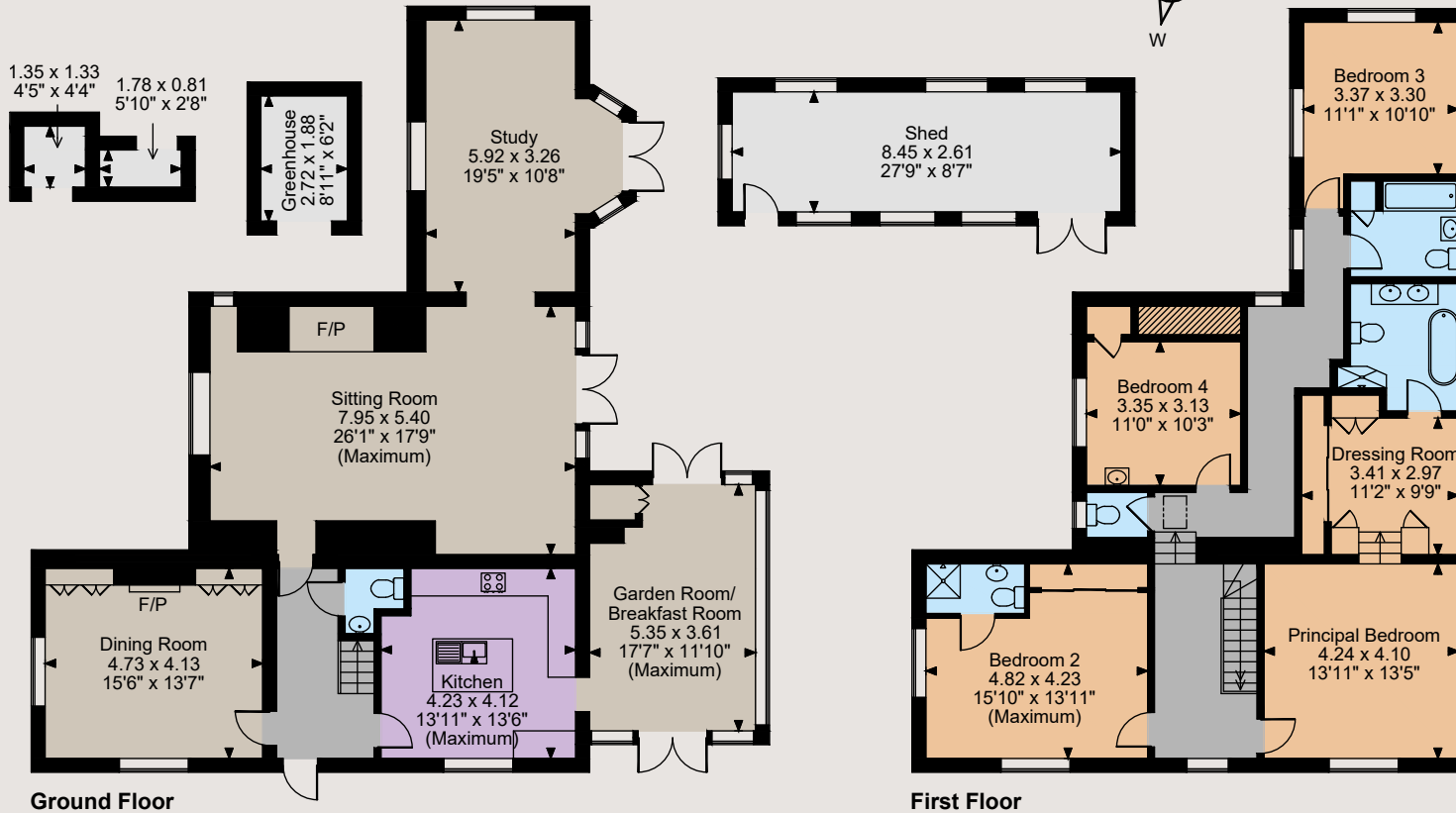
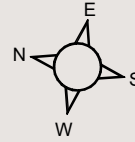








Floorplans  
 Main House internal area 2,698 sq ft (251 sq m)  
 Outbuilding internal area 329 sq ft (31) sq m  
 Total internal area 3,027 sq ft (281 sq m)



The position & size of doors, windows, appliances and other features are approximate only.  
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### 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:** £1,395,000

### Chichester

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