

HURSTON PLACE

HURSTON LANE, PULBOROUGH, WEST SUSSEX, RH20 2EW



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A stunning period house in a glorious unspoilt location

Mileages

Storrington 2 miles; Pulborough 3 miles; Petworth 8 miles; Worthing 11 miles;

Brighton 20 miles; Gatwick Airport 29 miles; London 55 miles

(All mileages are approximate)

Accommodation

- Six bedrooms, three bath/shower rooms (one en suite)
- Drawing room, dining room, sitting room, reception hall and study
 - Kitchen/breakfast room
 - Utility/boot room and cellar
 - Coach house, stables, flat and garage
- Landscaped garden with tennis court, croquet lawn, kitchen garden and paddock
 - Amounting to approximately 3.25 acres

Guide price £3,500,000

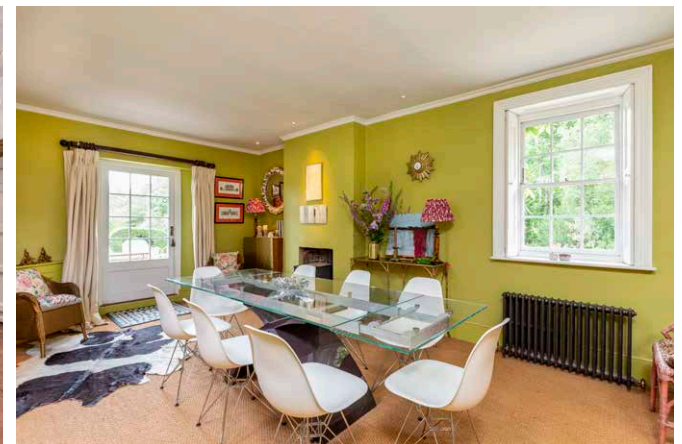


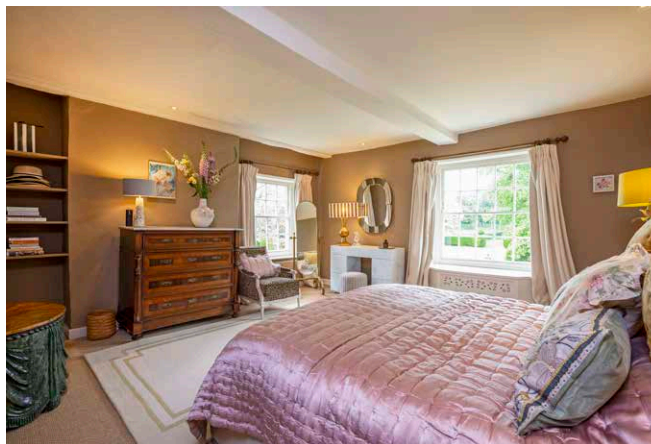
Situation

Hurston Place occupies an attractive elevated situation above a quiet rural lane surrounded by its own extensive grounds enjoying views to the South Downs. The property is quietly located yet not isolated as it is within two miles of everyday needs. The nearby village of Storrington provides a very good range of local shopping including a Waitrose supermarket, cafes, restaurants, pubs and a selection of speciality shops and services that also includes a useful petrol station and Tesco Express. Both Sainsbury's and Tesco supermarkets are to be found in Pulborough just three miles west where there is also a mainline rail station offering a regular service to London Victoria with journey times from 72 minutes. From Pulborough there are also direct rail links to Gatwick.

Petworth is a picturesque market town with an eclectic range of antique shops. Adjoining the town is Petworth House and its 600 acre deer Park, owned by the National Trust. More extensive shopping, leisure and cultural amenities may be found in Chichester and Horsham. Road communications are good with the main A29 and A24 trunk routes providing the north-south link for London and the M25. There is a good choice of private and state schools within reach including Windlesham House, Dorset House, Great Ballard, Seaford College, The Weald and Midhurst Rother College among others.

Recreational opportunities include golf at a number of clubs within easy reach including West Sussex, polo at Cowdray Park, racing and flying at Goodwood, gliding at Storrington and sailing at Chichester. In addition the RSPB centre at





Pulborough Wild Brooks is a superb venue for birdwatching or simply walking the woods and wetlands. The area benefits from a network of footpaths and bridleways linking you into the nearby South Downs National Park.

Description

Hurston Place is an impressive and substantial Georgian country house understood to date originally from the 17th Century and is Grade II listed. However this is an ancient site with evidence of much earlier habitation going back to Domesday which records a mill on the River Stour just below where the house now stands. Additions and alterations over the years, notably in the Victorian era have created the beautiful house we see today.

In recent years Hurston Place has seen extensive refurbishment to create a superbly comfortable, elegant and beautifully appointed home ideally suited to 21st century family living, yet retaining the period features so characteristic of its period.

A spacious and welcoming reception hall leads to generous living rooms with high ceilings throughout, five first floor double bedrooms and three bathrooms including the guest room en suite. Most bedrooms benefit from superb views over the grounds and surrounding countryside.

A generous second floor bedroom is ideal for use as a teenage den with ample space for 'sleep-overs' and there is also extensive attic storage.

The well-appointed kitchen / breakfast room incorporates a gas-fired four oven AGA, a range of integrated appliances and a central island workstation with breakfast bar. An inner hall leads to the rear lobby and utility/laundry and boot room. A spacious cellar would accommodate an extensive wine collection or a number of other uses.

Gardens and Grounds

Thoughtfully laid out, the well maintained grounds are a key feature of this beautiful property. Approached from the lane via an arch cut through a century old yew hedge, the sweeping drive leads up to a spacious forecourt with ample car parking.

The formal gardens, with parts professionally designed by Fiona Godman-Dorrington, lie mainly to the south and east of the house and comprise extensive areas of lawn with a wide variety of beds and borders, numerous specimen trees and shrubs all

designed to provide for year-round colour and interest. A series of distinct areas, the gardens delight the eye and draw the visitor to explore. The grounds are totally secluded and three different terraces or sitting areas provide for relaxation and summer dining while to the north there is a delightful walled garden with vegetable plot, small orchard, fruit cage and further flower beds. To the east is a large fenced paddock.

Amounting to approximately 3.25 acres.

Outbuildings

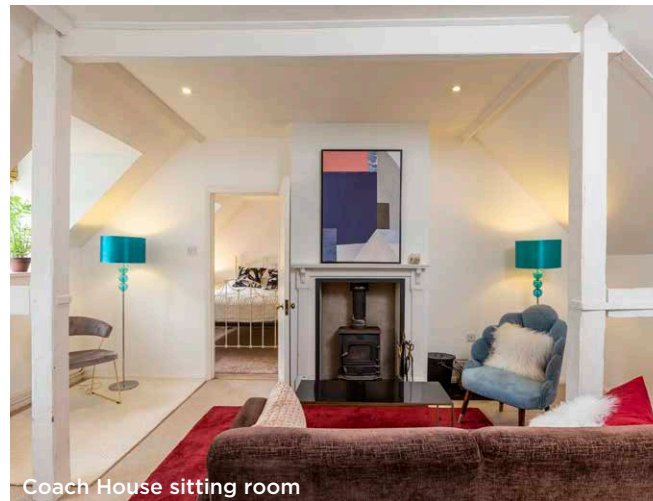
From the driveway there are an extensive range of attractive flint-faced outbuildings including the original Coach House, deer larder, two box stables, workshop/tack room and studio which has been partially refurbished and is currently used as art studio/party room. There is a one bedroom staff accommodation on the first floor. Further outbuildings provide a garage, wood store, potting shed and further storage room.

Directions

From London follow A29 south to Pulborough and after passing Harwoods Garage continue to the mini roundabout and take first exit onto A283 towards Storrington and Worthing. After precisely 3.2 miles, turn left into Hurston Lane (no name shown). Follow this rural lane for 0.7 miles to cross a stream and then bear right. In a few yards the entrance to Hurston Place will be seen on the left hand side.



Coach House



Coach House sitting room



Floor Plans

Approximate Floor Area

Main House 473.8 sq m / 5100 sq ft

Coach House 171.9 sq m / 1850 sq ft

Cellar 50.4 sq m / 543 sq ft

Outbuilding 67.5 sq m / 726 sq ft

Total 763.6 sq m / 8219 sq ft

Additional Information

Services

Mains water, electricity and gas. Private drainage.

Tenure

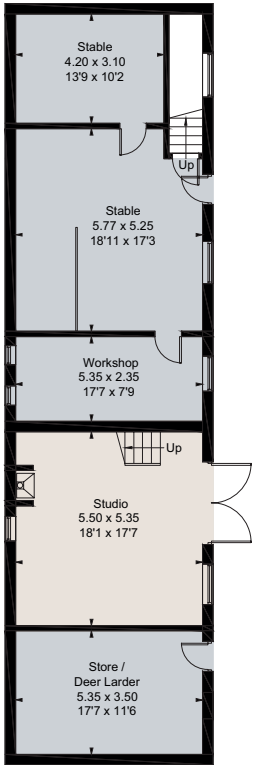
Freehold.

Viewing

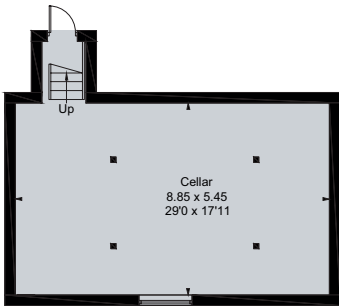
Strictly by appointment with Savills.

Local Authority

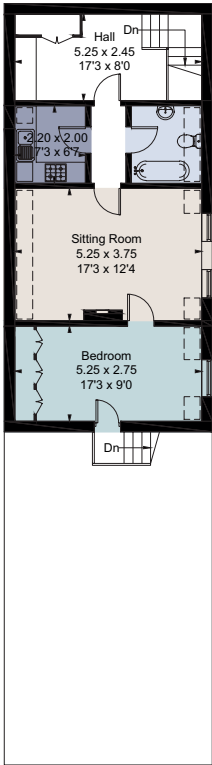
Horsham District Council. Council tax band, H.



Coach House Ground Floor



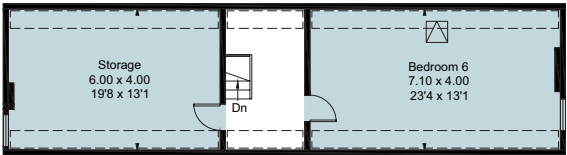
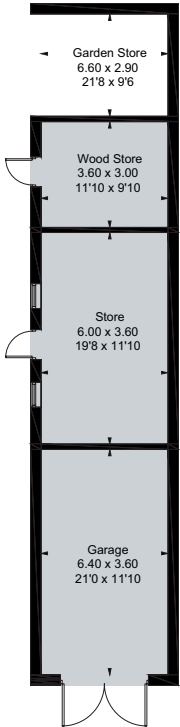
First Floor



Coach House First Floor



Ground Floor



Second Floor



First Floor



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