



The Oaks

Stane Street, Pulborough, West Sussex, RH20 1BL

www.alexharveystateagents.co.uk



Alex Harvey
A passion for property

The Oaks

A characterful four-bedroom detached chalet-style bungalow, set on a mature plot of around half an acre, with a west-facing garden and gated-driveway with ample parking. Semi-rurally located on the outskirts of Pulborough, a short distance from local amenities and Pulborough mainline railway station.

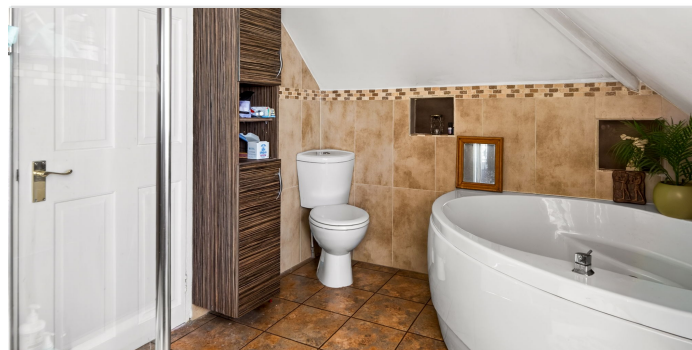
- FOUR DOUBLE BEDROOMS
- THREE SHOWER ROOMS
- OUTBUILDING WITH ANNEXE POTENTIAL
- WEST-FACING REAR GARDEN
- ELECTRIC-GATED DRIVEWAY
- SEMI-RURAL LOCATION



This spacious chalet-style bungalow offers plentiful and versatile accommodation arranged over two floors, set on a plot of around half an acre with an outbuilding with the potential as an annexe or home office.

The hallway, with feature spiral staircase and wood burner, provides access to the ground floor which includes three double bedrooms, kitchen/family room, dining room, two shower rooms, and the sitting room. The kitchen/family room is a real highlight of this property with flagstone flooring and plenty of natural light from the double doors leading into the garden. The kitchen is fitted with shaker-style units with stone and wood worktops, including a central island with a breakfast bar. Appliances include a Rangemaster electric cooker with a five-ring gas hob, and space for an American-style fridge/freezer, and further space with plumbing for a dishwasher. Step down from here into the dual aspect dining room beyond there is a shower room and utility area with space and plumbing for a washing machine. To the rear of the property is the carpeted, dual aspect sitting room.

Bedrooms two & three are separated by a wet room with shower, and bedroom four to the rear of this home is currently used as a study. The spiral staircase in the hallway leads to the first floor which offers the main double bedroom which benefits from a dressing room with walk in wardrobe and a luxurious ensuite bathroom with a corner bathtub and walk-in shower.

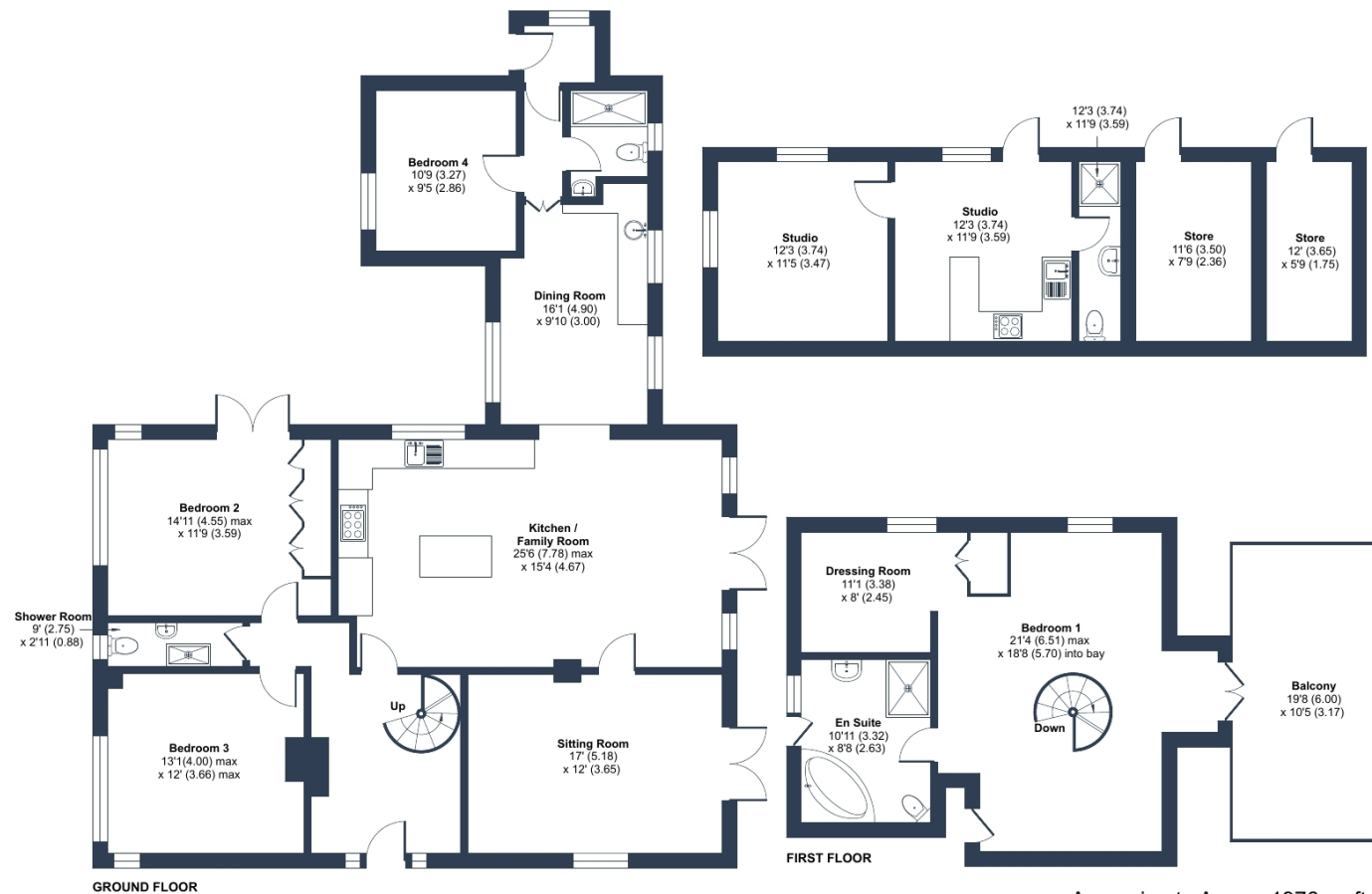


OUTSIDE

The property is approached via a substantial, electric-gated driveway with parking for numerous vehicles. The substantial, west-facing garden is an aspiring gardener's dream, mainly laid to lawn with mature flower beds and beautifully secluded by surrounding trees. The 485 sq ft outbuilding, with attached storerooms, offers potential as an annexe, home office, or a private gym. A summerhouse and decking area offer the ideal place for alfresco dining. The garden has direct access to a public footpath leading to lovely countryside walks.

Pulborough is a popular village with two supermarkets, a choice of public houses, health centre, and mainline railway station with regular services to London/Victoria. A short drive away is Pulborough Brooks, popular with families for the lovely walks and views. For more extensive shopping, Horsham and Chichester are around 30 minutes' drive away, with Guildford around 45 minutes away.





Approximate Area = 1976 sq ft / 183.5 sq m
 Outbuilding = 485 sq ft / 45 sq m
 Total = 2461 sq ft / 228.5 sq m

For identification only - Not to scale

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2026. Produced for Alex Harvey Estate Agents. REF: 1451971

Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Photographs may include views of the local area and lifestyle shots. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service linked to the property, system or appliance.

Services

Electricity, LPG, water and mains drainage are currently connected to the property.
 Council Tax Band F. EPC-F.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110**
 or email alex@alexharveyestateagents.co.uk | www.alexharveyestateagents.co.uk

