



## 40 Masons Way

Codmore Hill, Pulborough, West Sussex, RH20 1DZ

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**Alex Harvey**  
A passion for property

# 40 Masons Way

A well-presented, four-bedroom detached home, built by Bryant Homes, situated on a mature plot with a detached, double garage and driveway parking. Located in the popular village of Pulborough, just a short distance from the local amenities and the mainline railway station.

- FOUR BEDROOMS
- THREE BATH/SHOWER ROOMS
- UTILITY AND STUDY
- SECLUDED REAR GARDEN
- DOUBLE GARAGE AND DRIVEWAY
- POPULAR VILLAGE LOCATION



This extended, double-fronted property offers versatile living space with a secluded garden and double garage.

The bright and welcoming hallway provides access to the ground floor accommodation which includes a downstairs cloakroom, study, kitchen/breakfast room, family room, utility, dining room and sitting room. The study is a useful space for those working from home. A real highlight of this home is the kitchen/breakfast room with a squared arch into the family room, flooded with natural light from the skylights and with practical yet stylish, tiled flooring. The kitchen is fitted with wood-effect units with contrasting quartz worktops including a central island with breakfast bar. Appliances include a split-level double oven, microwave and coffee machine, a five-ring gas hob with worktop extractor fan, integrated dishwasher, and an American-style fridge/freezer. The utility room has a washing machine and with an external door, is ideal as a boot room. The separate dining room has a bay window with views of the garden. The dual aspect sitting room is a lovely space with a bay window a feature fireplace with ornate surround, stone hearth and a wood mantel.

The central stairwell leads to the first-floor, part-galleried landing which leads to three double bedrooms, a good-sized single bedroom and the family bathroom. All the bedrooms benefit from built-in storage and bedrooms one and two have the luxury of en-suite shower rooms.

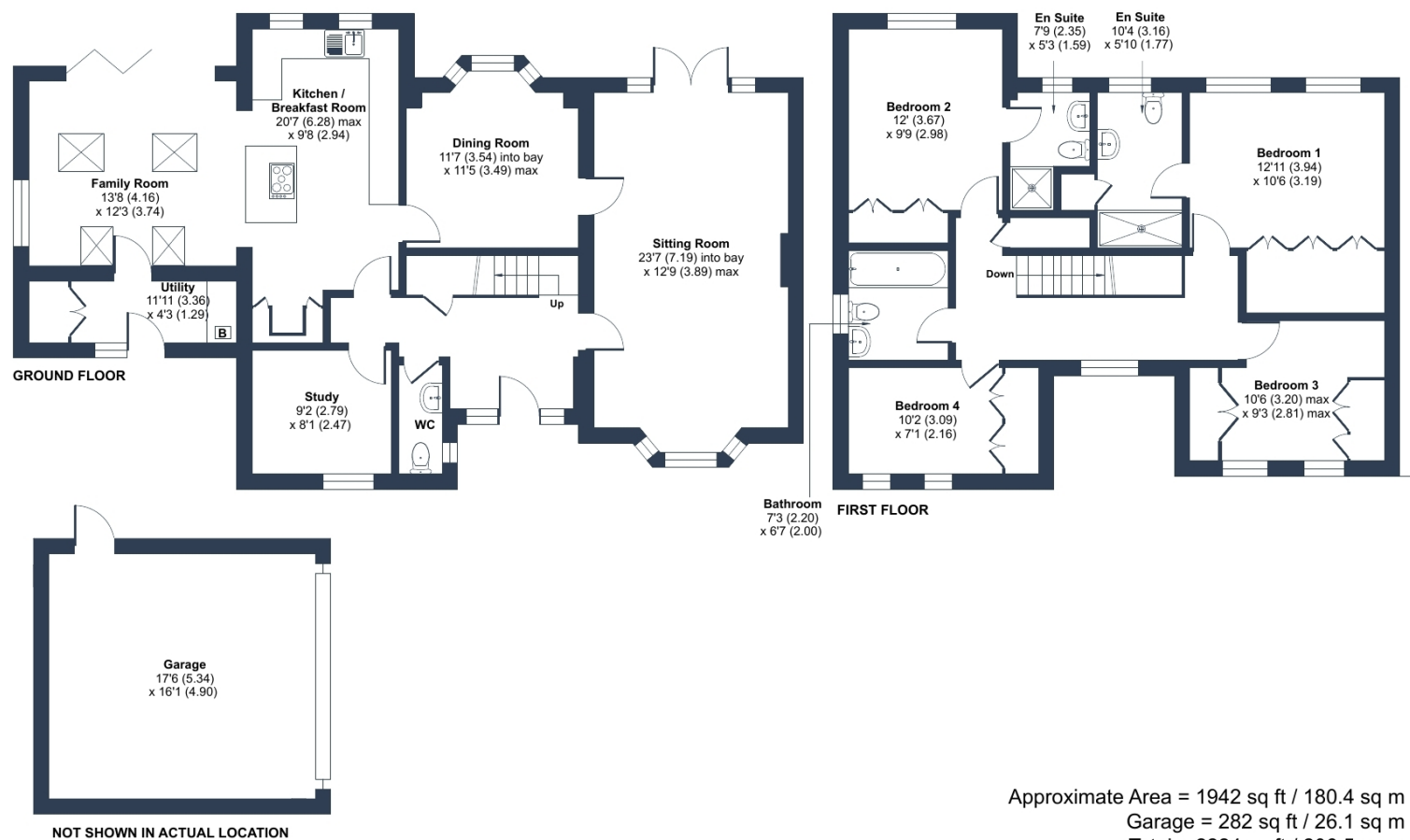


## OUTSIDE

The property is approached via a driveway, with parking for at least three cars, leading to the detached, double garage with power & lighting. A side gate leads to the east-facing, mature rear garden. The garden is a lovely space, beautifully maintained, mainly laid to lawn with flowers beds and established shrubs. A pathway leads to the patio area which is perfect for alfresco dining and summertime entertaining.

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 = 1942 sq ft / 180.4 sq m  
 Garage = 282 sq ft / 26.1 sq m  
 Total = 2224 sq ft / 206.5 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). © nlcocom 2026. Produced for Alex Harvey Estate Agents. REF: 1463850

**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, mains gas, water and mains drainage are currently connected to the property.  
 Council Tax Band G. EPC-C.

**Viewings by appointment only** - Please contact Alex Harvey Estate Agents on **01403 784110**  
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