



Lunns Wisborough Green, West Sussex

STRUTT & PARKER

Lunns

Roundstreet Common,
Wisborough Green,
West Sussex RH14 0AN

A charming and characterful Grade II Listed detached property set in just over 2 acres of delightful gardens and grounds, on the outskirts of the sought after village of Wisborough Green

Wisborough Green 1.8 miles,
Billingshurst 3.7 miles, Petworth 7.8 miles,
Horsham 10.8 miles, Guildford 15.3 miles,
Gatwick 24 miles

Entrance hall | Sitting room | Dining room
Kitchen/breakfast room | Utility | Cloakroom
Master bedroom with en-suite bathroom
2 Further bedrooms | Family bathroom
2 Bay open car barn with enclosed workshop
Beautiful gardens & grounds of just over 2 acres

The property

Lunns is a charming and characterful detached Grade II listed period property which has been sympathetically modernised whilst retaining many period features, including; exposed ceiling timbers and beams, Inglenook fireplaces in the two reception rooms (both with wood burning stoves) and wood latch internal doors. The kitchen/breakfast room boasts a bespoke Park House of Slinfold fitted kitchen with Corian work tops and Miele appliances. The master bedroom is complemented by a generous en-suite bathroom, complete with a stylish roll top bath. Approached via a 5 bar gate and gravelled drive, which provides ample parking alongside the car barn, the property sits well within its plot. The beautiful gardens, which surround Lunns, are mainly laid to lawn with mature trees, three delightful ponds and flower and shrub borders.

To the rear of the property the “formal” garden area and attractive paved terrace is enclosed by box hedging and post and rail fencing.

Location

The property is situated on the outskirts of the sought after village of Wisborough Green, which has excellent local amenities including village shop, pubs and primary school. The larger town of Billingshurst provides a more comprehensive range of shopping facilities and a mainline station to London Vict (65mins). There is a good selection of schools in the area including, Arundale, Farlington, Seaford College, Pennthorpe and Christ’s Hospital. Sporting facilities include golf at Foxbridge and Chiddingfold, horse racing at Goodwood and Fontwell and sailing at Chichester. There are theatres at Horsham, Guildford and Chichester.

General

Services: mains electricity & water, private drainage, oil fired central heating.

Local Authority: Chichester District Council
01243 785166



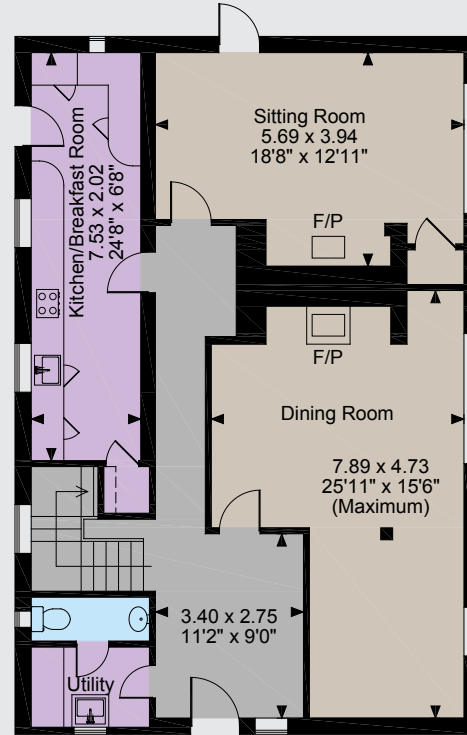
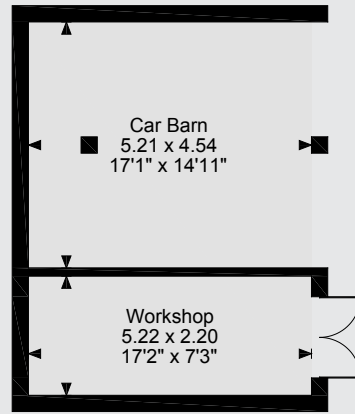




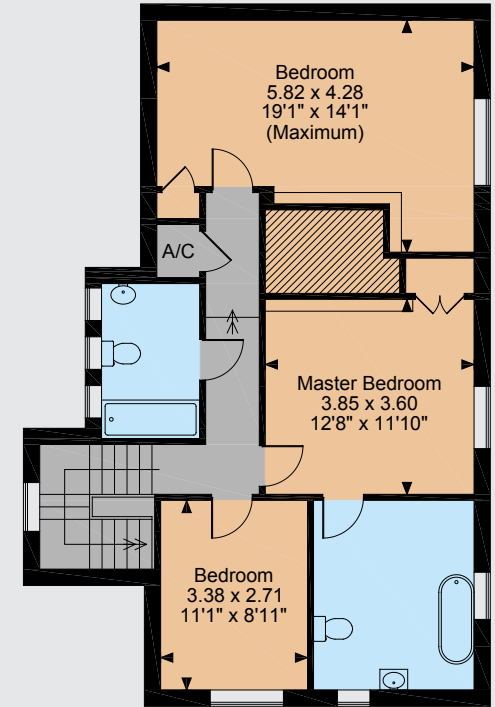
Floorplans
 Main House internal area 1,922 sq ft (178 sq m)
 Car Barn internal area 255 sq ft (24 sq m)
 Workshop internal area 124 sq ft (11 sq m)
 For identification purposes only.

Directions

From Horsham take Guildford Road/A281, proceeding straight over roundabout (A24 flyover). At the next roundabout take first exit onto Five Oaks Road/A264 sign posted Billingshurst. Continue on A264 for approx. 3.5 miles then take first exit at roundabout onto A29, sign posted Billingshurst. Continue on A29 for about 2 miles passing over the first roundabout and avoiding the Billingshurst turn. At the next roundabout take third exit onto A272, turning right onto B2133 after approx. 1 mile. Continue on B2133/ Roundstreet Common for just over 2 miles and the property will be found on your right, just before turning to Drungewick Lane.



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
 [Symbol] Denotes restricted head height
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