Chequers

Church Place, Pulborough

STRUTT & PARKER

BNP PARIBAS GROUP

A fine Grade II listed property just moments from the beautiful rolling South Downs

A magnificent property with extensive accommodation, located in the heart of Pulborough. The property is currently used as a hotel with consent to change the use to a residential property, with its 11 bedrooms en suite and spacious, comfortable reception rooms, while there are plenty of delightful character features both inside and out.

- **5 RECEPTION ROOMS**
- **11 BEDROOMS**
- **11 BATHROOMS**
- **OUTSIDE PARKING**
- **GARDENS**
- **FREEHOLD**
- **VILLAGE**
- **5,764 SQ FT**
- **GUIDE PRICE £875,000**

The property

Chequers is a handsome period property with more than 5,500 square feet of characterful accommodation and is thought to date from the 18th century or earlier. It is currently used as a boutique hotel, with its 11 en suite bedrooms and splendid period details.making it an appealing choice for guests. Consent has been granted for the change of use from a hotel (Class C1) to a single dwellinghouse (Class C3) DC/20/1814. Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority

The ground floor provides a large, open communal conservatory and dining room, which is ideal space for entertaining guests. The light, airy conservatory has a glass roof welcoming plenty of sunlight, while the dining room has a bar area and plenty of space for seating. The ground floor also has a separate sitting room, a family room and a study, with each room displaying a wealth of different character features, from exposed timber beams to impressive fireplace and panelled walls. There is also a well-equipped and spacious kitchen, with all the facilities required to cater for guests, while storage is available in the bottle store and the cellar.

There are four well-presented bedrooms on the ground floor, all of which have en suite shower rooms. The ground floor layout lends itself for dividing into guest accommodation and a separate apartment for the owner/manager, while two staircases leading to the first floor provide a further element of flexibility in the layout and usage of the property. Upstairs there are a further seven double bedrooms, four of which have en suite bathrooms, with the other three featuring en suite shower rooms. One of the bedrooms also benefits from its own dressing room. The property is ideally setup for continued use as a hotel, or could be converted into one large, luxury main residence.

Outside

The property occupies a sought-after village position, just across from the historic parish church. Sitting on the corner of London Road and Old Rectory Lane, the carpark is just across the lane at the front of the property, providing ample space for both residents and guests. The garden to the side and rear of the property includes several areas of patio for al fresco dining, as well as a lawn, bordered by timber fencing and established trees and hedgerows.

Location

Chequers is set in a convenient position in the large village of Pulborough, just yards from the picturesque, historic church and within moments of the village centre's facilities. Pulborough offers a good range of amenities including local shops and a supermarket, as well as direct rail services to London Victoria (about 75 minutes). Storrington, another sizeable village with local facilities, is about five miles distant, as is the small town of Billingshurst, while Horsham and the coastal towns of Littlehampton and Worthing are all within 15 miles.

There are numerous recreational facilities in the area including the West Sussex Golf Club, racing at Goodwood and sailing from Chichester harbour. The nearby South Downs National Park also provides a variety of public footpaths and bridleways. There is also an excellent selection of schools in the area.

Distances

- Storrington 4.7 miles
- Billingshurst 5.0 miles
- Arundel 9.0 miles
- Littlehampton 13.0 miles
- Horsham 14.0 miles
- Worthing 14.5 miles

Nearby Stations

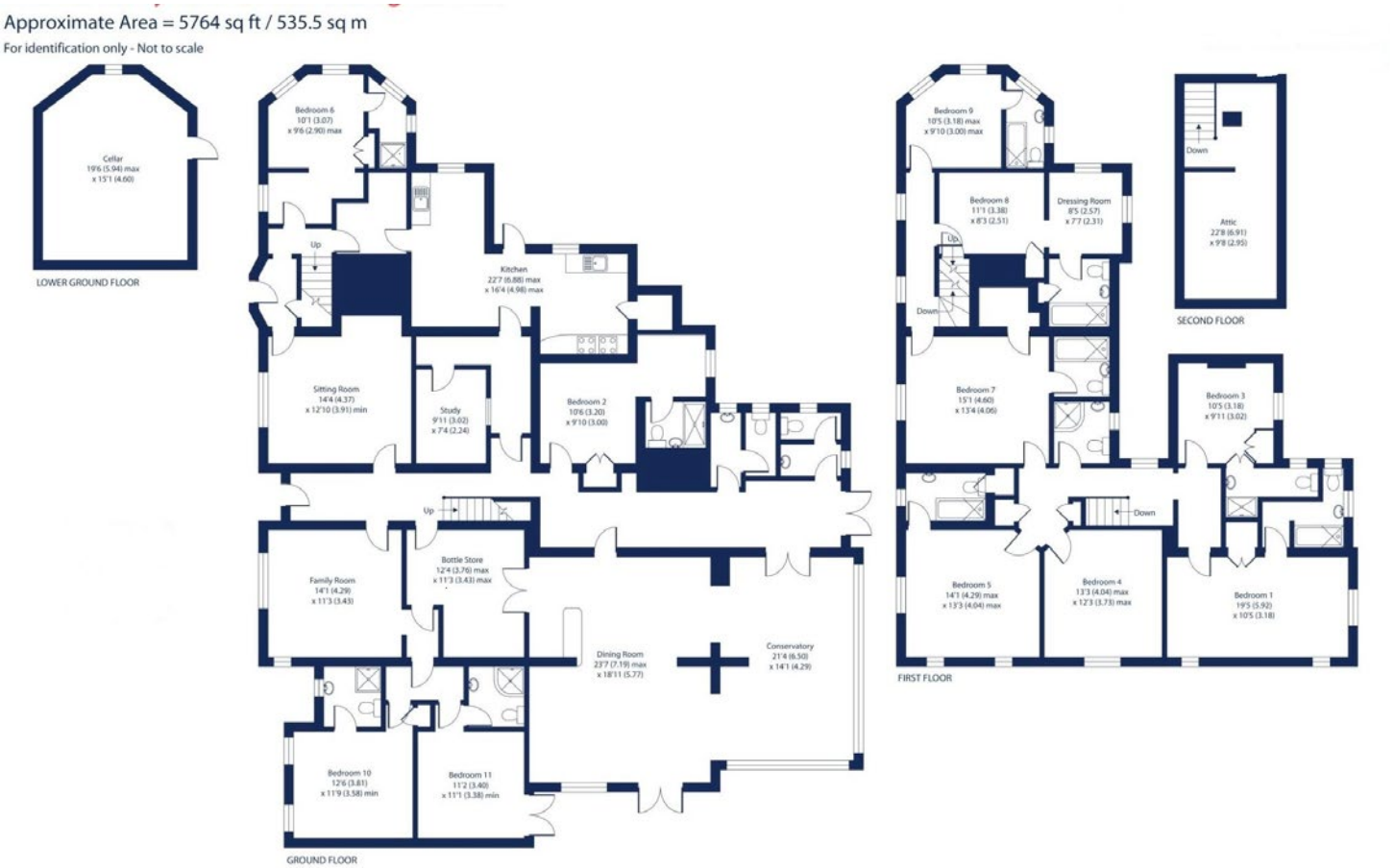
- Pulborough
- Billingshurst

Key Locations

- Amberley Museum & Heritage Centre
- Parham House & Gardens
- Amberley Castle
- Arundel Castle

Nearby Schools

- Christ's Hospital
- Windlesham House School
- Seaford College
- Dorset House



Floorplans

Approximate area 5,764 sq m (535,5 sq m)
For identification purposes only.

Directions

RH20 1AD

what3words: ///horizons.driveways.journey

General

Local Authority: Horsham District Council
tel: 01403 215100

Services: All mains services

Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Council Tax: TBC

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