



The Old Toll House

Mare Hill Road, Pulborough, West Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A charming character property with beautiful bespoke styling and a detached annexe to the rear

A handsome period house beautifully updated to combine character details with attractive décor and fittings, set in a sought-after position on the edge of the popular village of Pulborough. The property lies within easy reach of the village centre and its amenities, while also being just moments from the beautiful open countryside of the South Downs National Park.



4 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



GARAGE ANNEXE



GARDEN



FREEHOLD



VILLAGE



1,762 SQ FT



**£835,000
GUIDE PRICE**



The property

The Old Toll House is a splendid five bedroom detached period property, with original details and beautiful arts and crafts styling throughout. At the front are two sunny reception rooms with west-facing bay windows. The sitting room has panelled walls, built-in shelving and a cast-iron fireplace, and the study has wooden parquet flooring and wood-burning stove. The hobby/playroom provides further space and features a bespoke mezzanine cubby area. Towards the rear is a light, open dining/family room with brick-built fireplace, bar and French doors to the rear garden, as well as a breakfast bar connecting to the kitchen fitted with shaker-style units, butler sink and an Aga. Upstairs are four double bedrooms, two with views over open fields, including the principal bedroom, with walk-in wardrobe. An additional walk-in wardrobe is on the first-floor landing, and the family bathroom with freestanding bathtub and separate shower unit is on the upper level. The annexe, with stripped wood panelling that creates a rustic cabin feel, offers one bedroom and a shower room, providing a cosy retreat.

Outside

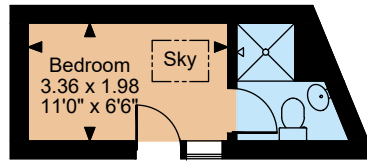
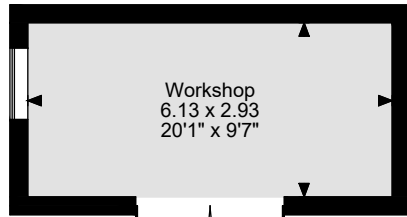
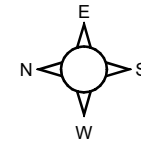
A pathway and steps lead to the front porch and entry for vehicles is via a shared driveway at the side, which leads behind the house to the detached workshop and plenty of parking space. Access to the annexe is via the rear of the house, while there is also a patio area, outside kitchen and barbecue area. The gardens to the side are laid to lawn and bordered by established hedgerows, as well as a patio area, partially shaded by a wooden pergola.

Location

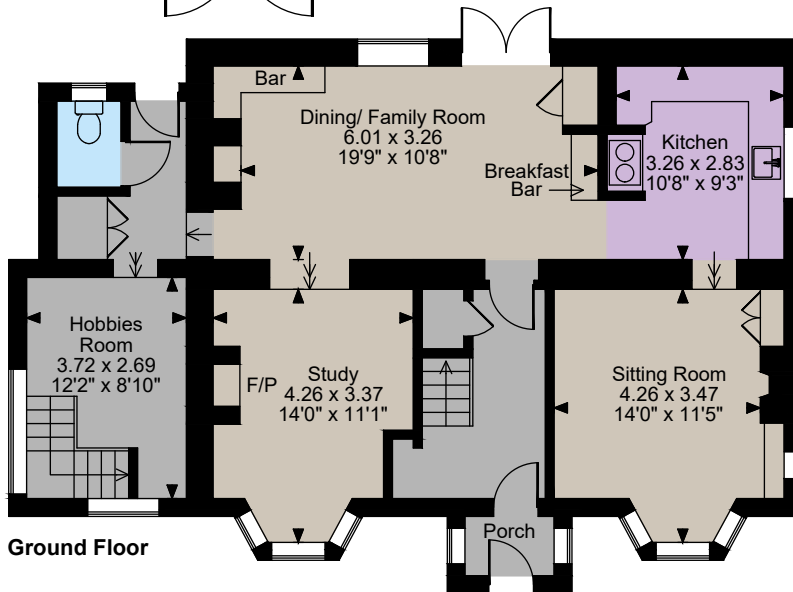
The Old Toll House is set in a sought-after position on the edge of Pulborough village with a good range of amenities, and direct rail services to London Victoria (about 75 minutes). Storrington, about three miles distant is another sizeable village with local facilities. Numerous recreational facilities in the area include West Sussex Golf Club, racing at Goodwood, including the Festival of Speed and Revival meetings, and sailing from Chichester harbour. The nearby South Downs National Park also provides a variety of public footpaths and bridleways.



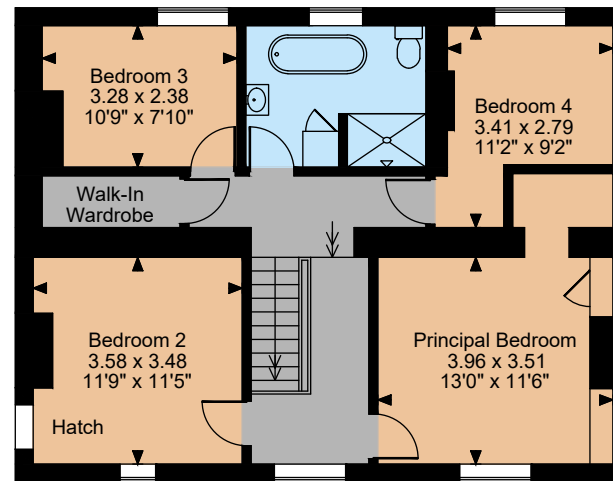




Annexe



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8668151/SLU



Floorplans

Main House internal area 1,762 sq ft (164 sq m)
Garage internal area 193 sq ft (18 sq m)
Annexe internal area 106 sq ft (10 sq m)
Total internal area 2,061 sq ft (192 sq m)
For identification purposes only.

Directions

RH20 2DY

what3words: ///presented.prop.defenders - brings you to the property

General

Local Authority: Horsham District Council

Services: Mains gas, electricity, water and drainage

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

Council Tax: Band F

EPC Rating: D

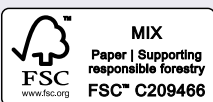
Chichester office

31 North Street, Chichester, PO19 1LX

01243 832600

chichester@struttandparker.com
struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken October 2025. Particulars prepared October 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

