



Brockhurst Barn, The Street, Washington, Pulborough
West Sussex

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Brockhurst Barn, The Street, Washington, Pulborough, West Sussex RH20 4AS

An equestrian property with swimming pool, stabling, manège and 4.75 acres located near to village amenities

Sullington 2.3 miles, Ashington 2.6 miles, Storrington 2.8 miles, Pulborough and station 7.2 miles (London Victoria 1 hour 17 minutes), A24 (Worthing Road) 0.5 mile, London Gatwick Airport 27.3 miles, central London 54.9 miles

Courtyard | Reception/dining room | Kitchen/breakfast room | Utility room | Cloakroom
4 Bedrooms en suite and 1 with mezzanine over
Landscaped Gardens | Swimming pool
Bar | Gardener's cloakroom | Outbuilding with gym, first floor over, store and cloakroom
2 Outbuildings | Machinery/tool store
Shepherd's hut | Manège | External stores
Grounds extending to 4.75 acres

The property

Brockhurst Barn is an attractive barn conversion offering more than 3,500 sq. ft. of light-filled flexible accommodation arranged predominantly over a single floor, and with the benefit of more than 4,000 sq. ft. of additional outbuildings. Configured to provide a stunning family and entertaining space featuring a wealth of exposed beams and exposed stone walls, the accommodation is arranged around a central courtyard with covered seating and dining areas. It comprises a reception/dining room with fireplace with woodburner and French doors to the terrace, a kitchen/breakfast room with a range of wall and base units including a large central island with breakfast bar, six-oven Aga, a seating area with French doors to the garden, and a neighbouring utility room with a door to a

swimming pool area with link-attached seating area and bar.

The accommodation is completed by two bedroom wings providing five bedrooms, all with doors to the courtyard. The principal has a fitted dressing area and en suite bathroom with twin sinks, freestanding metal slipper bath and separate shower, while four further bedrooms also benefit from en suite facilities. Stairs rise from the kitchen to the property's remaining first floor bedroom with views over the dining room.

Outside

The property is approached over a sweeping driveway giving access to an outbuilding with 37 ft. show garage with seating area, kitchenette and first floor over, and a neighbouring carport and store. Laid mainly to lawn, the landscaped garden features a paved central courtyard with covered seating and dining areas, a part-walled swimming pool complex with open-sided seating area and bar with fireplace and a large paved terrace, together with a shepherd's hut, outbuilding with gym with first floor over, store, cloakroom and part-covered deck, animal shelters/stabling, an all-weather manège, pond and several stores.

Location

Washington village has a church, village hall, public house, sports field and primary school. Nearby villages including Sullington, Ashington and Storrington offer local shopping including a Waitrose supermarket, with more extensive shopping and recreational amenities available in Pulborough.













Floorplans
 Brockhurst Barn The Street, Washington, West Sussex
 Main House internal area 3,533 sq ft (328 sq m)
 Garage Building internal area 1,478 sq ft (137 sq m)
 Outbuildings internal area 1,840 sq ft (171 sq m)
 Swimming Pool internal area 809 sq ft (75 sq m)
 Total internal area 7,660 sq ft (711 sq m)
 Quoted Area Excludes 'External Courtyard & Log Store'
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Location (cont.)

Communications links are excellent: Pulborough station offers regular services to London Victoria in around 77 minutes, the A24 gives access to the coast and motorway network and London Gatwick Airport has a wide range of domestic and international flights. The area offers a good selection of independent schools including Windlesham House, Sompting Abbotts and Lancing College.

Directions

Proceeding south on the A24, at Washington roundabout take the 1st exit onto The Pike (A283). Turn right onto London Road, turn left to stay on London Road, continue straight for 0.2 mile then turn right onto The Street and Brockhurst Barn can be found on the left. What3words:///wage.taller.lowest

General

Local Authority: Horsham District Council
 tel: 01403 215100

Services: Mains water, gas, electricity and private drainage Klargester .

Council Tax: Band G

Tenure: Freehold

Mobile coverage/broadband: Information can be found here <https://checker.ofcom.org.uk/engb/mobile-coverage>

Guide Price: £2,650,000

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