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COUNTRY & EQUESTRIAN

BRAMFOLD FARM
WEST SUSSEX

Bramfold Farm, Nutbourne Road, Nutbourne, Pulborough, West Sussex, RH20 2HA

An impressive 4-bedroom family home with some 6.75 acres, stabling, indoor swimming pool, fantastic entertainment spaces and stunning views across the South Downs.

Bramfold Farm is tucked off a quiet country lane down a track servicing just three other properties. It is a wonderfully private setting with stunning views and the perfect family hub for entertaining with a full outdoor kitchen, swimming pool, expansive patio gardens and paddocks. The distinctive four-bedroom detached property is set within approximately 6.73 acres of beautifully maintained grounds enjoying views of the South Downs and offers an exceptional lifestyle opportunity for equestrian enthusiasts or those in search of a countryside escape.

- **Impressive 4-bedroom property with stunning South Downs views**
- **Set within some 6.75 acres on green sand**
- **4 Stables**
- **Driveway with plenty of parking for multiple vehicles**
- **Excellent riding, walking and cycling routes accessible from the property**
- **Home garden office**
- **Full outdoor kitchen**



The Property

Inside, the spacious kitchen/family area with breakfast bar, a range of fitted cupboards and room for a large dining table and relaxed seating. Impressive floor to ceiling dual-aspect windows and French doors out onto the patio provide views over the gardens and surrounding paddocks.

The generous hallway has a cosy seating area, log burning stove and two French doors out onto the patio. A stud wall has been built to provide a separate office/snug, and this could be reconfigured if desired. A characterful split-level living room, one portion currently serving as a home cinema room with large projector, the lower level a versatile reception room as further living space or dining area.

Patio doors open from the living room directly to the heated indoor swimming pool. The swimming pool features a retractable cover—perfect for both year-round use and transforming into an open-air pool on sunnier days. There is also a practical boot room, a well-equipped utility room with a dog shower, a cloakroom, and ample storage throughout the property.

Upstairs, four generously sized double bedrooms with south facing views and range of built in storage, accompanied by a family bathroom with a separate bath and shower. The principal suite boasts high ceilings and an impressive glass-vaulted window overlooking the grounds and views across the South Downs. A fitted walk-through dressing area leads into a private en-suite bathroom, complete with a bath, separate shower, hand basin, and WC.

Outside the grounds offer a mix of lawned gardens, fruit trees, and paddocks, with a variety of outdoor seating areas. A log cabin serves as a garden office or studio space.

The property truly caters to be a hub for entertaining with the full outdoor kitchen, multiple outdoor seating areas, indoor/outdoor swimming pool with changing room facilities and versatile pagoda with electric controlled roof, all enjoying views across the grounds and rolling countryside beyond.

Equestrian facilities

Four stables, fitted with automatic water feeders, a tack room, a large barn/workshop with power and lighting, and ample hardstanding and a separate entrance for horseboxes or additional vehicles. A gravel driveway provides generous parking options, accessible from multiple entry points.

The paddocks are well divided and nicely sheltered with mature trees and hedgerows, there is water connected to two field troughs and all paddocks benefit from free draining greensand soil for all year turn out. There is a good link of Bridleways in the area and riding along country lanes.





Bramfold Farm, RH20

Approximate Gross Internal Area = 289.7 sq m / 3119 sq ft
Approximate Outbuildings Internal Area = 83.7 sq m / 901 sq ft
Approximate Total Internal Area = 373.4 sq m / 4020 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



Location

The area is renowned for its outdoor lifestyle. Whether it's walking, cycling, or visiting nearby vineyards and farms, there's no shortage of ways to explore the surroundings. Sporting pursuits are well-catered for too, with West Sussex Golf Club just minutes away, and the celebrated Goodwood and Cowdray estates offering polo, racing, and motorsport within easy reach. The local pub is The Rising Sun in Nutbourne, within walking distance.

Pulborough village is just a short drive away and offers excellent connectivity via road and rail to London and the South Coast. Local schooling options are superb, with a range of state and renowned independent schools including Windlesham House, Dorset House, Seaford College, Lancing College, and Christ's Hospital.

Further Information

Services: Mains water, electricity, oil fired heating and mains drainage.

Local authority: Horsham District Council

Tax Band: G

EPC: Band D

Tenure: Freehold

Viewings: All viewings are strictly by appointment only through Churchill Country & Equestrian Estate Agents

Land map: For indicative purposes only, not to scale.





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Viewing strictly by appointment through the Sole Agents Churchill Country & Equestrian, contact details above.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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