



**Danfield, Harbolets Road, Pulborough RH20 2LQ**

An expectational family home with four bedrooms, three reception rooms, two bathrooms and boasts impressive leisure facilities, an outdoor heated pool, remarkable pool house, tennis court and a four-car garage. The property sits in idyllic, secluded gardens and woodland of 4.5 acres, providing complete privacy.





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The electric security gate retracts to reveal a beautiful gravel driveway lined by mature trees leading to the house..

The principal reception room offers a feeling of grandeur, yet comfort with high end bespoke fitted shelving and a feature fireplace with a log burner.

At the heart of this home is the kitchen with three distinctive zones: a preparation kitchen, a main kitchen and the dining area. You will enjoy views over your gardens, the pool and pool house through the full height oak framed windows and doors.

From the kitchen is the large family room, ideal for the family to sit together. This also features bespoke furniture, the perfect area to enjoy a film, utilise as a games room for younger children or additional formal reception. Completing the ground floor accommodation is a good size study to the front of the home and a spacious ground floor cloakroom.

The primary bedroom suite enjoys a dual aspect overlooking the gardens and grounds with a walk-in wardrobe and private shower room. The four further bedrooms are generous, sharing a fantastic family bathroom.

Planning permission has been granted to take the property to the next stage, should you wish. These plans will transform the already impressive home into a grand country residence.





















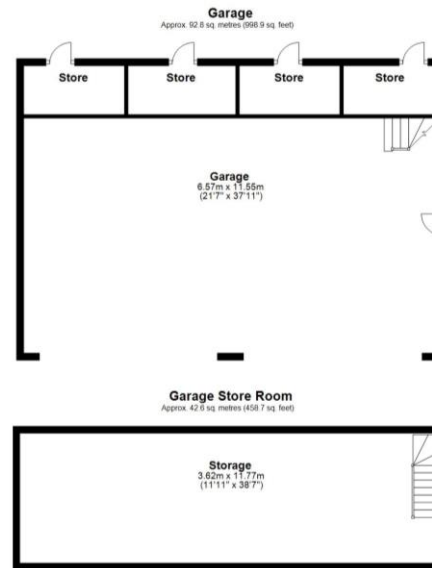
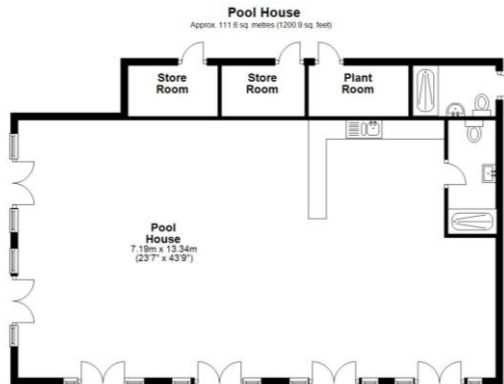












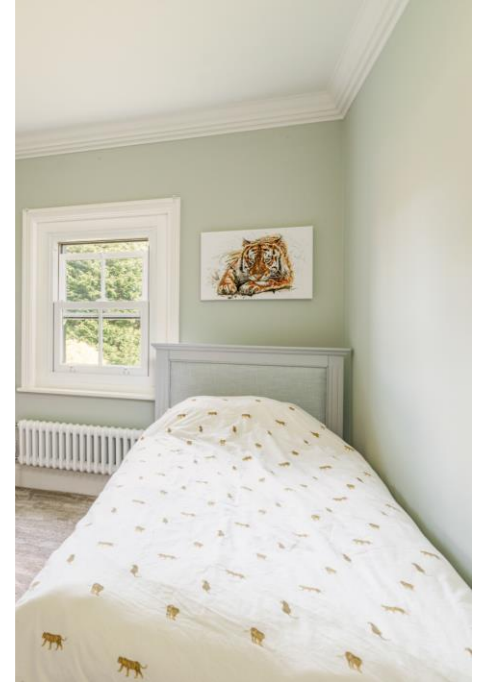
Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Kitchen layout indicative only.































As selling agents, we recommend an internal inspection to appreciate the many qualities of this expectational home. It already provides ample accommodation for a family, and with the planning permission already granted an incoming purchaser has the opportunity to complete these plans to enhance the property and catapult it to an even more impressive country residence.

- Reception Hall
- Double reception
- Family Room
- Study
- Kitchen and dining room
- Utility
- Boot room
- Master bedroom suit
- Four further bedrooms
- Family bathroom
- Pool House with kitchen and shower room
- Oak gazebo with outdoor kitchen
- Swimming pool and jacuzzi
- Tennis court
- Quadrupole garage and first floor storage
- Electronic gates and gravelled drive
- 4.5 acres of gardens and woodlands

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		





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