

**house.**

PARTNERSHIP

Moving estate agency on





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## GREEN JADE

Broomers Hill Lane  
Pulborough RH20 2DU

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Enjoying far-reaching views across the Pulborough Wild Brooks to the South Downs, a beautiful contemporary home boasting an indoor pool complex and 3 acres of stunning gardens and grounds

- Entrance hall
- Sitting / dining room
- Kitchen / family room and pantry, utility room, boot room, basement and cloakroom
- Principal suite comprising bedroom, dressing room and bathroom
- 4 further bedrooms with en suite bath / shower rooms and separate wc
- Indoor pool complex with pool, gym, hot tub, sauna and shower
- Extensive outdoor terracing ideal for entertaining and al-fresco dining
- Double garage, with wood stores, carport, storage and shed
- Mature gardens and grounds, including woodland, and spacious parking forecourt
- In about 3 acres; EPC: B





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properties perfectly presented



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properties perfectly presented





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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1010247)

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Approximate total gross internal area: House 6,377sq ft / 592.4 sq m; Basement 143 sq ft / 13.3 sq m; Garage 321 sq ft / 29.9 sq m; Outbuildings 112 sq ft / 10.4 sq m (excluding Void / Shed). Total 6,953 sq ft / 646 sq m.

Services: All mains services. Underfloor heating and gas central heating.

Local authority: Horsham District Council. Tel: 01403 215 100.

Viewing: Strictly by appointment. Tel: 01798 903 111.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

