



East Lutmans

Fittleworth Road, Wisborough Green, West Sussex, RH14 0HB

www.alexharveyestateagents.co.uk



Alex Harvey
A passion for property

East Lutmans

A substantial, detached four-bedroom home, situated on a mature plot approaching three acres with double garage, and wrap-around gardens with equestrian facilities. Located in the rural outskirts of Wisborough Green, a short distance from the village, and a short drive from Billingshurst mainline railway station.

- FOUR DOUBLE BEDROOMS
- FOUR BATH/SHOWER ROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- STABLES WITH TWO PADDOCKS
- WRAP-AROUND PLOT APPROACHING 3 ACRES
- RURAL LOCATION WITH COUNTRYSIDE VIEWS





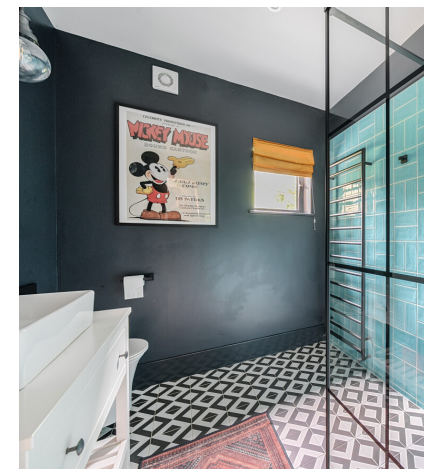




This impressive, detached home is beautifully located in the countryside, with wrap-around gardens, equestrian facilities and fabulous views.

The welcoming hallway provides access to the ground floor accommodation which includes a snug, sitting room, kitchen/dining room, boot room, utility and wet room. The snug, to the front, is a cosy family space which could equally be used as a study. The dual aspect sitting room is a lovely bright space with stylish bamboo flooring. Steps from here lead up to the kitchen/dining room, a particular feature of this property with a continuation of the bamboo flooring and plenty of natural light from the folding doors. The kitchen is fitted with modern units with contrasting quartz worktops including a breakfast bar with space for stools. Appliances include a Neff ceramic hob, split-level twin ovens, combi-microwave oven, coffee machine, and Bosch dishwasher, fridge and freezer. From here is the boot room which in turn leads to the utility, with further units, another sink with a mixer tap and space with plumbing for a washing machine.

The central stairwell leads to the first-floor landing with four double bedrooms and shower room. Bedroom two has the benefit of an en-suite shower room. The main bedroom suite includes a walk-in wardrobe and a luxury bathroom. The dual aspect bathroom is fitted with a white suite comprising basin, low-level w.c., roll-topped bath, and finished with modern white tiling on the walls and feature patterned floor tiling.



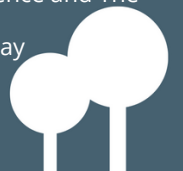


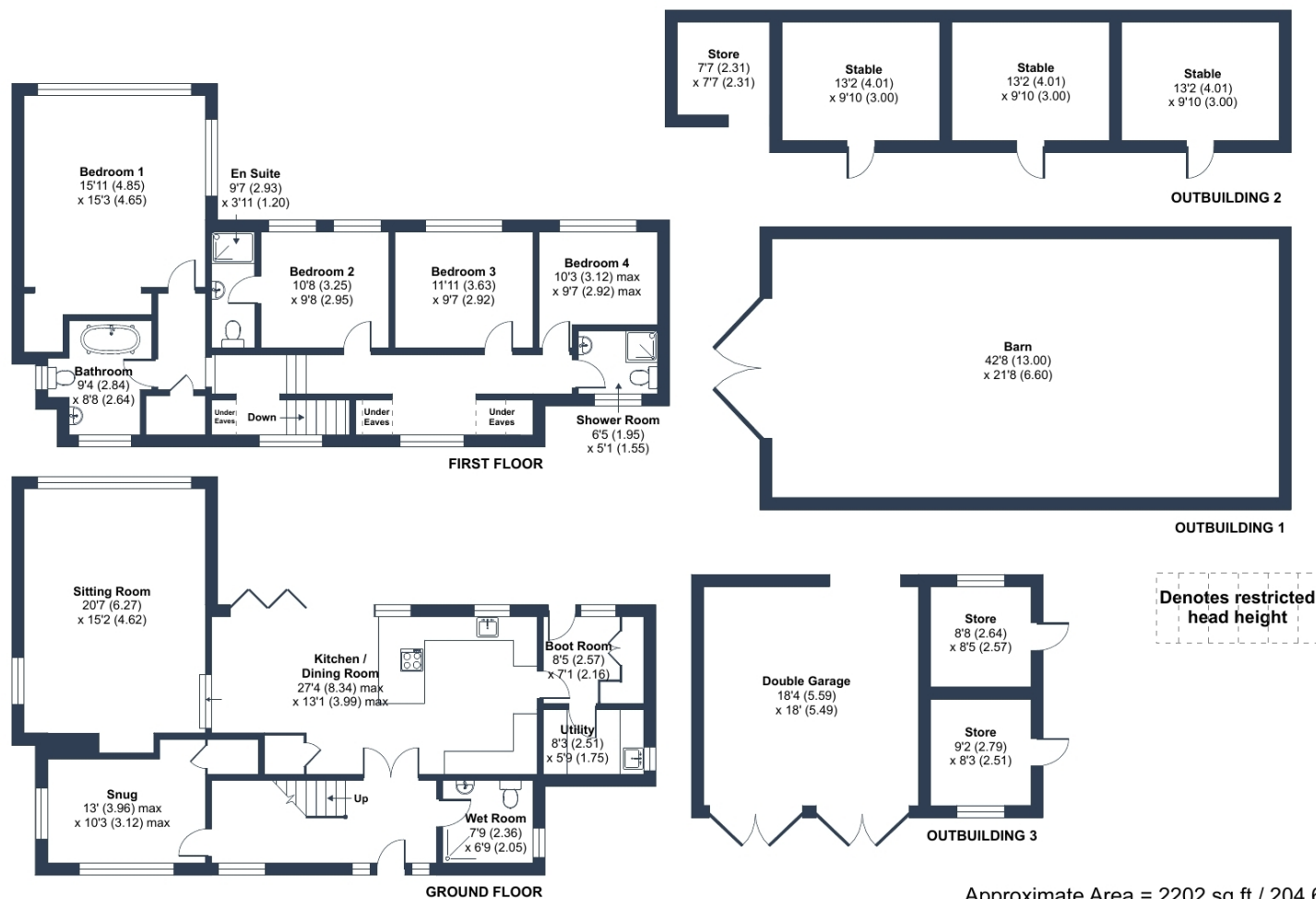


OUTSIDE

The property is approached via a gated driveway, offering plentiful parking, leading to the detached double garage with attached storerooms. Set in grounds approaching three acres, which also includes two paddocks and a stable with three boxes and a storage area. There is a 42'8 x 21'8 barn/hay store with power and lighting. To the rear of the house is a generous patio area, with an electric awning making this perfect area for alfresco dining.

Located within glorious West Sussex countryside, the nearest village is Wisborough Green, renowned for its central village green and has a shop, post office, primary school, two well-reviewed public houses and parish church. There are plenty of attractions in the area including Fishers Farm, The Spitfire experience and The Mens Nature Reserve, to name just a few. For the commuter there are mainline railway stations to be found at Pulborough and Billingshurst, both a short drive away.





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Alex Harvey Estate Agents. REF: 1302890

Approximate Area = 2202 sq ft / 204.6 sq m
Outbuilding(s) = 1543 sq ft / 143.3 sq m
Garage = 336 sq ft / 31.2 sq m
Total = 4081 sq ft / 379.1 sq m

For identification only - Not to scale

Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Photographs may include views of the local area and lifestyle shots. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service linked to the property, system or appliance.

Services

Electricity, oil, water and private drainage are currently connected to the property. Council Tax Band G. EPC-D.

Agents Note: The property is located within a conservation area.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110** or email alex@alexharveyestateagents.co.uk | www.alexharveyestateagents.co.uk

