



Mulberry Newpound Lane, Wisborough Green - RH14 0EE

Guide Price £1,250,000



# Mulberry, Newpound Lane, Wisborough Green

- Attractive detached family home
- Elegant dining room and traditional kitchen
- Stunning light-filled orangery
- Dedicated study with bespoke cabinetry
- Three generous double bedrooms
- Private driveway parking and versatile garage conversion
- Views out over the beautiful village green
- Beautifully maintained gardens
- Principal bedroom with en suite shower room

Mulberry enjoys a predominantly south- and west-facing position, with an impressive 70' direct frontage onto the village green, framed by an established yew hedge. To the lane, the property offers approximately 60' of frontage, where a beautifully manicured lawn with specimen roadside trees gives way to mature hedging, creating a high degree of privacy to the front gardens. A front gate provides direct access into the grounds, which are predominantly laid to lawn and enhanced by well-stocked borders and an attractive selection of mature specimen plants and trees.

The house is entered via a generous entrance hall, immediately setting the tone for this welcoming and adaptable family home. To one side, the dual-aspect sitting room is beautifully light-filled, centred around a log burner and enhanced by a charming bay window, creating a warm and inviting atmosphere. Opposite, the formal dining room also benefits from a bay window, offering an elegant space ideal for entertaining.

The traditional kitchen is well appointed with an extensive range of fitted wall and base units, providing excellent storage. There is ample space for a dining table, making it well suited to everyday family living. From here, the kitchen flows seamlessly into a striking orangery, flooded with natural light and opening directly onto the rear terrace—perfect for relaxation or hosting guests.

Additional ground-floor accommodation includes a dedicated study with bespoke built-in bookcases and cabinetry, ideal for home working. A utility and workshop area leads through to a thoughtfully converted section of the garage, now arranged as a home gym with the benefit of an adjoining shower room.

On the first floor are three generously proportioned double bedrooms, all with built-in wardrobes. The principal bedroom enjoys a dual aspect and its own en suite shower room, while a spacious family bathroom serves the remaining bedrooms, featuring both a bath and a walk in wet room with rain shower. Both the principal bedroom suite and the sitting room enjoy outstanding views across the village green.

Outside, the gardens offer a high degree of privacy and are predominantly laid to lawn, enclosed by mature shrubs and trees. To the rear is a charming courtyard garden laid to flagstones, with three raised beds, a potting shed and an additional shed ideal for garden furniture and a lean to greenhouse by Woodpecker Joinery and terraced seating areas ideal for alfresco dining. The property further benefits from a private driveway providing parking for multiple vehicles, with gated access into the garden.

Wisborough Green is a charming and well-served village offering a good range of local amenities, including a general store and Post Office, three public houses, a tea room, vegetable shop, and a hairdresser. The surrounding area is equally well provided for, with several nearby villages and towns. Billingshurst, approximately 3 miles to the east, offers a wider selection of facilities for everyday needs, including a medical centre, butcher, leisure centre, and a good choice of pubs and restaurants. Pulborough and Petworth, both just over 7 miles away, are renowned for their antique and artisan shops, along with a broader range of amenities and attractions. More extensive shopping, leisure, and cultural facilities can be found in the larger centres of Horsham (around 10 miles to the north east), Guildford (approximately 17 miles to the north), and Chichester (about 20 miles to the south west). Transport connections are excellent, with the A29 providing a direct north–south route between London and the south coast, while the A272 offers convenient east–west access. Mainline rail services are available from Billingshurst, providing frequent and fast connections to London Victoria and Gatwick Airport. There is a popular primary school within the village, together with an excellent selection of both state and private schools in the surrounding area. The Weald Community School is less than 4 miles to the east, while well-regarded independent schools further afield include Windlesham, Cranleigh School, Brighton College, and Dorset House. Recreational facilities are abundant, with sport and leisure centres in Billingshurst, Horsham, and Cranleigh. Country pursuits are well catered for, including polo at Cowdray Park, racing at Goodwood, sailing at Chichester Harbour, and golf at several nearby clubs. In addition, the surrounding countryside offers wonderful walking and riding opportunities. All distances and journey times are approximate.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



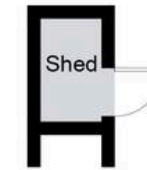
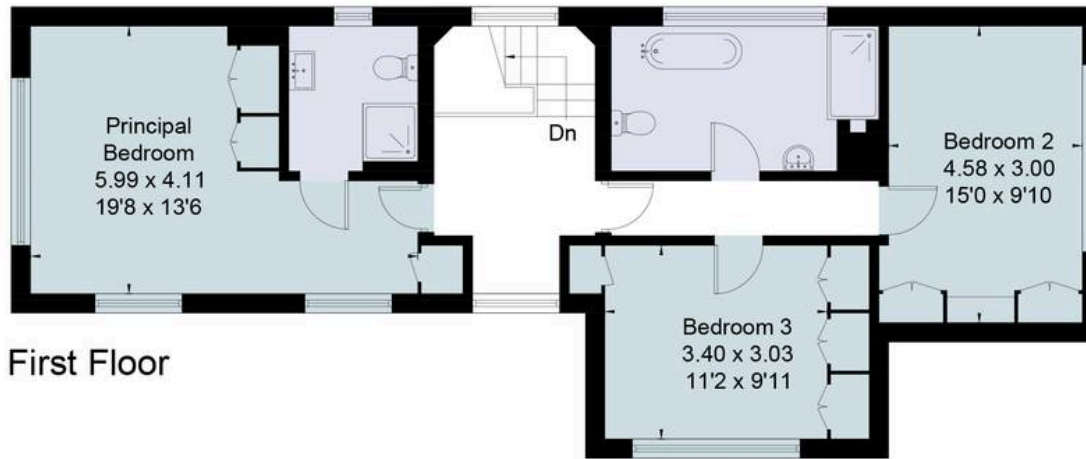




Approximate Floor Area = 253.9 sq m / 2733 sq ft

Outbuilding = 4.2 sq m / 45 sq ft

Total = 258.1 sq m / 2778 sq ft (Excluding Shed)

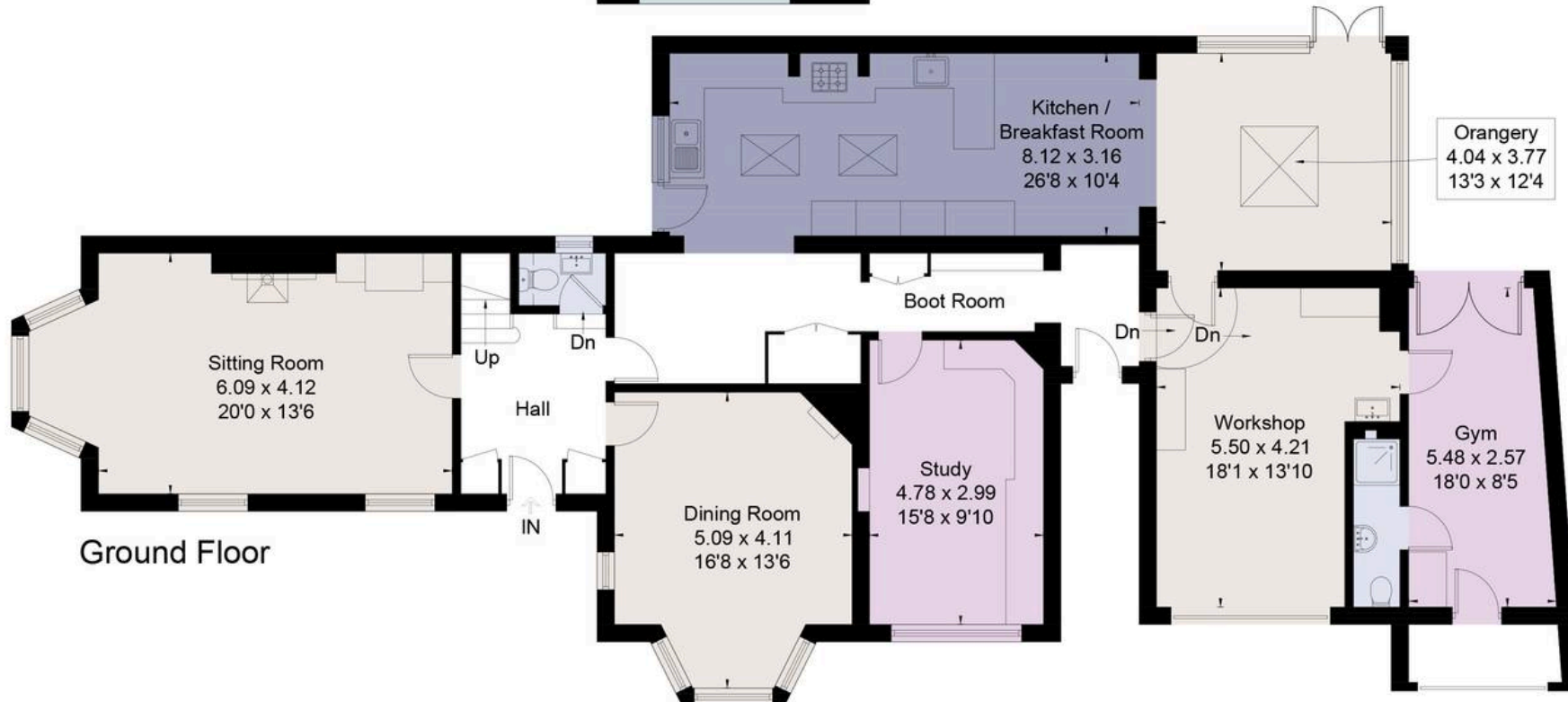


(Not Shown In Actual Location / Orientation)

Potting Shed  
2.28 x 1.74  
7'6" x 5'9"



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #99571



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