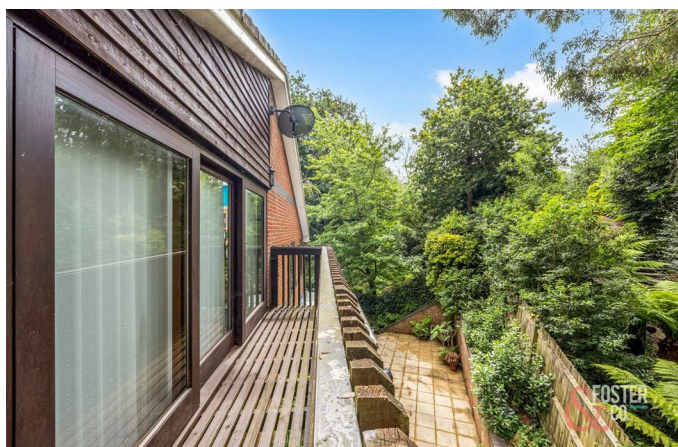
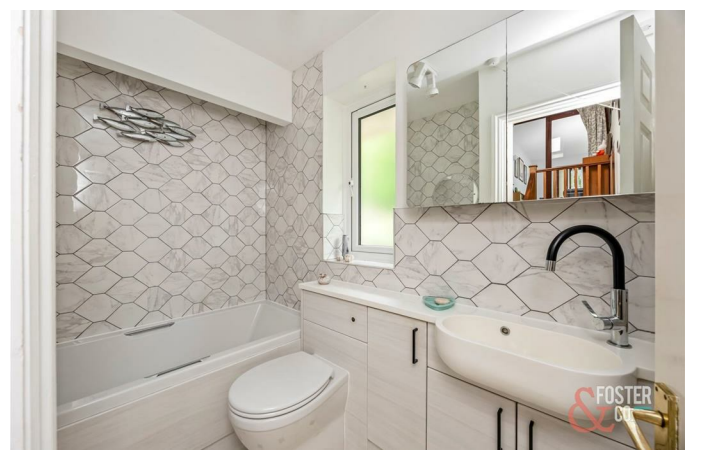




Orchid House Fern Road
Pulborough, RH20 4LW

£695,000

A unique contemporary home in a secluded village setting, offering flexible split-level accommodation, beautiful woodland views and approximately 1,600 sq ft of living space.



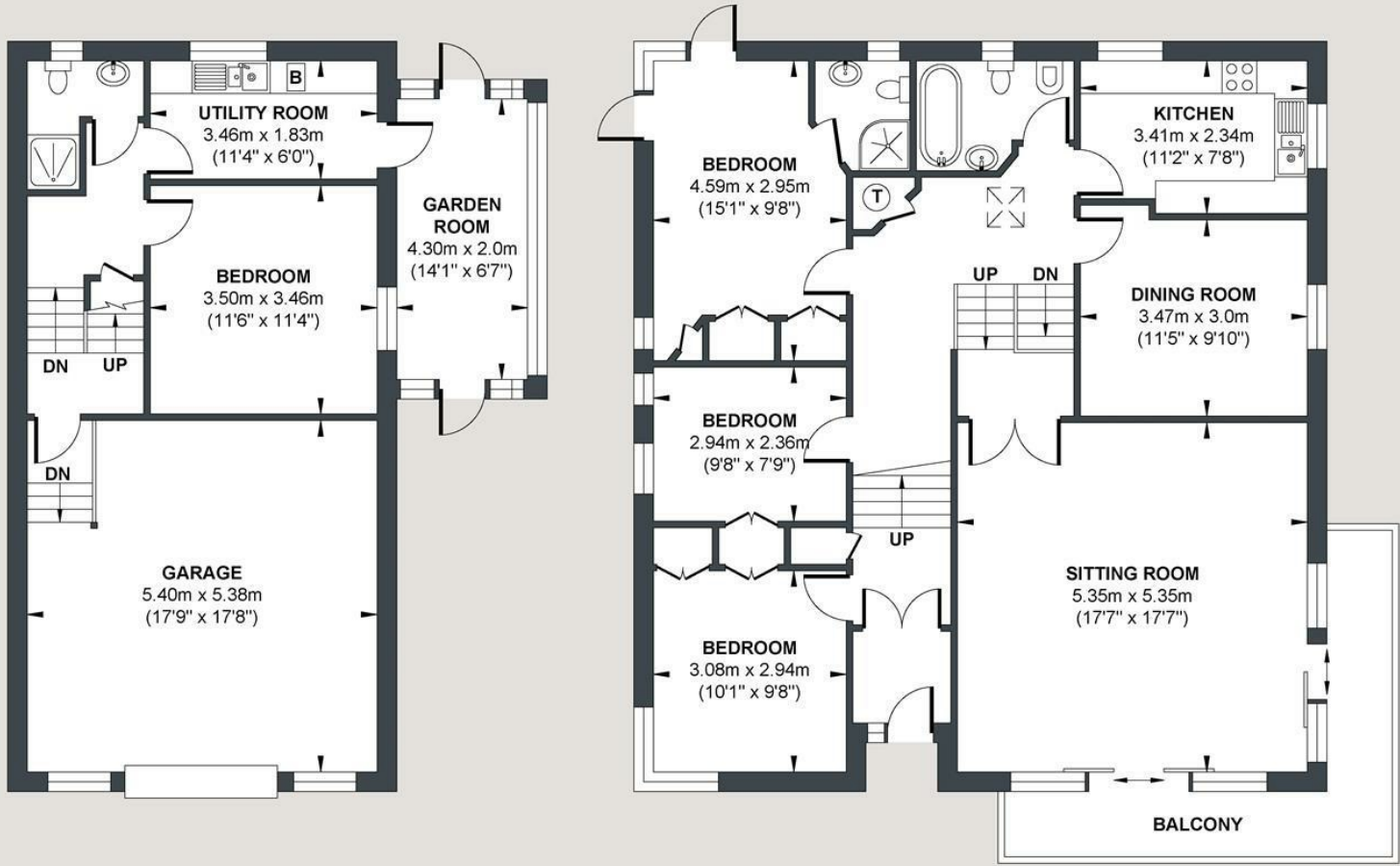
- Bright kitchen with leafy outlook.
- Flexible split-level layout over three floors.
- Approx. 1948 sq ft including integral garage.
- Double Garage, driveway parking & undercroft storage.
- Stunning sitting room with wraparound balcony.
- Boiler installed in 2026 with 5 year warranty

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	67	68
EU Directive 2002/91/EC		



FERN ROAD

Approx. Gross Internal Floor Area (Including Garage) = 181.0 sq m / 1948.26 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



LOWER GROUND FLOOR
Approximate Floor Area
789.85 sq ft
(73.38 sq m)

GROUND FLOOR
Approximate Floor Area
1158.41 sq ft
(107.62 sq m)

