



Hungerhill Cottages, Coolham, West Sussex, RH13 8QE.
Guide £775,000 Freehold

- Outstanding views from every room
- Immaculately presented
- No chain above
- Three double bedrooms with fitted wardrobes
- Main bedroom with open view and en-suite shower room
- Superb kitchen/dining/breakfast room
- Gardens to three sides
- Contemporary specification
- Double garage with office above
- EPC C



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

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In our opinion we believe this property offers a rarely available package of an immaculate property set in a truly outstanding location. Some of the most beautiful sunsets will be witnessed from the terrace of this home.

The current owners of this beautiful home lived closely and always dreamed of living in Cedar Lodge.

Once it became available, they realised the rare opportunity it's location and outlook offered.

They then spent 5 years completely renovating the entire house and garden, along with adding the double garage with gym/office above.

When I asked them about their experience of the house their reply;

"We love the connection the home gives us with nature and the changing seasons, we never grow tired of the incredible views from every room"

"We wanted to have privacy but not to be isolated. We also wanted to be tucked away but within easy reach of good facilities for shopping, eating out, sports facilities, countryside walks, theatres etc. and it delivers all aspects of the lifestyle we enjoy"

Agent notes;

As their agent we have spent time and care in presenting this home to the market and in our opinion these are the main points about this fabulous property

- Tucked away at the end of a private lane
- Incredible rural views from all rooms
- Wrap around garden on 3 sides
- Immaculate, quality finishes throughout
- Attached but with a high degree of privacy
- 3 double bedrooms all with fitted wardrobes, •

- Superb kitchen diner with larder
- Lovely lounge with wood burner
- Two stylish bathrooms
- Impressive double garage with office and gym/hobby room, additional parking for 4 cars

Our vendors have now secured their onward purchase so we are delighted to offer this property with no chain above.

Coolham is a pretty hamlet approximately three miles from Billingshurst where there is a good range of shopping and schooling facilities.

One of the benefits of living in this rural area are the quality public houses including The Countryman in Shipley and The Dragon in Dragon's Green.

Billingshurst has a leisure centre and mainline railway stations in both Billingshurst and Horsham have direct access to London and the South coast.



Horsham town is approximately eight miles away with a mainline station going to London in approximately an hour.

There excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store.

There are twice weekly award winning local markets in the Carfax in the centre of Horsham to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants.

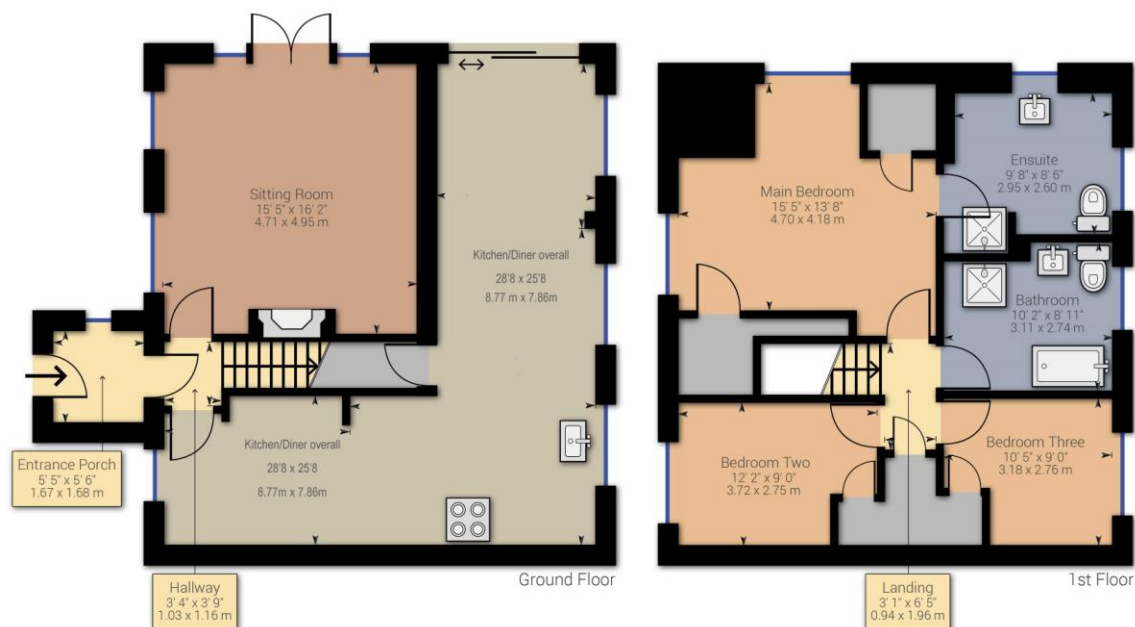
Piries Place in the centre of Horsham has been redeveloped to include the independent Everyman three screen cinema, a 92 bed hotel, shops and restaurants. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

For further details and viewing arrangements please call

Martin & Co – Horsham branch
Tel: 01403 248222



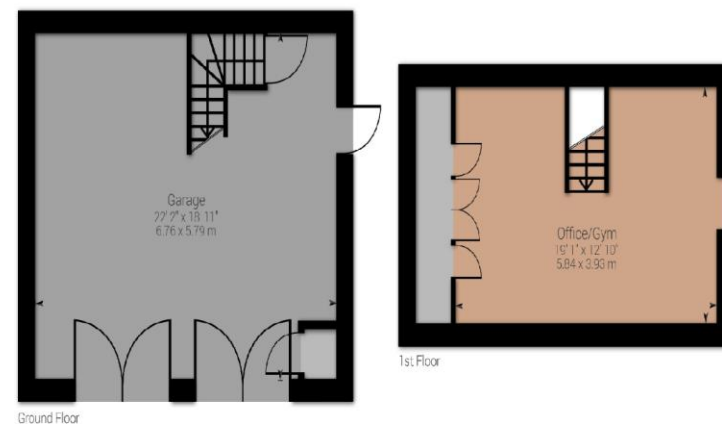




Approximate net internal area: 1403.37 ft² / 130.38 m²
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Approximate net total area: 2091.68 sq ft / 194.32 sq m



Approximate net internal area: 688.31 ft² / 63.95 m²
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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