



Price Range £775,000 - £800,000  
Sandy Lane, Watersfield, West Sussex

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## Sandy Lane, Watersfield, West Sussex, RH20 1NF

With no ongoing chain, this detached four-bedroom house offers family-friendly accommodation well suited to multi-generational living within the lovely South Downs village of Watersfield. Situated along a quiet country lane, with wonderful walks straight from the front door, the property offers more than 2500 sq ft of space, including a double garage and home office/studio.

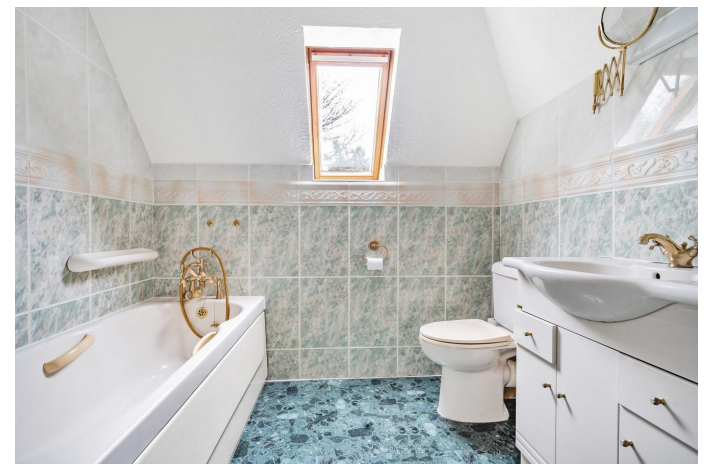
The welcoming entrance hallway gives access to a 23ft dual-aspect lounge with French doors opening onto the east-facing rear garden. There is a useful study, a well-proportioned kitchen with a utility room beyond, a conservatory and a really good-sized bedroom which could alternatively be used as a further reception room or maybe even knocked through to the kitchen and utility room in order to create a large, open plan kitchen/dining room. The ground floor also features a shower room / WC.

Upstairs are three further double bedrooms, two of which have a range of fitted wardrobes. The principle bedroom is ensuite and there is a family shower room off the long landing. Being "chalet style", there is a good amount of eaves storage. Sitting almost centrally within the plot, the property has mature gardens to three sides, with trees, bushes and well-stocked shrub and flower borders. Homeworkers will appreciate the detached outbuilding with power and light, which would make a great home office, studio or hobby room. There is a double garage with a single remote-control door for easy access. The driveway has parking for a number of vehicles, with a useful turning area.

There are two primary schools within a couple of miles plus "Charlie's Farm Shop" and Dorset House School in the neighbouring village of Bury. Further shopping and all local amenities will be found at Pulborough, about seven minutes drive away, along with the mainline railway station with direct routes to London and Gatwick.





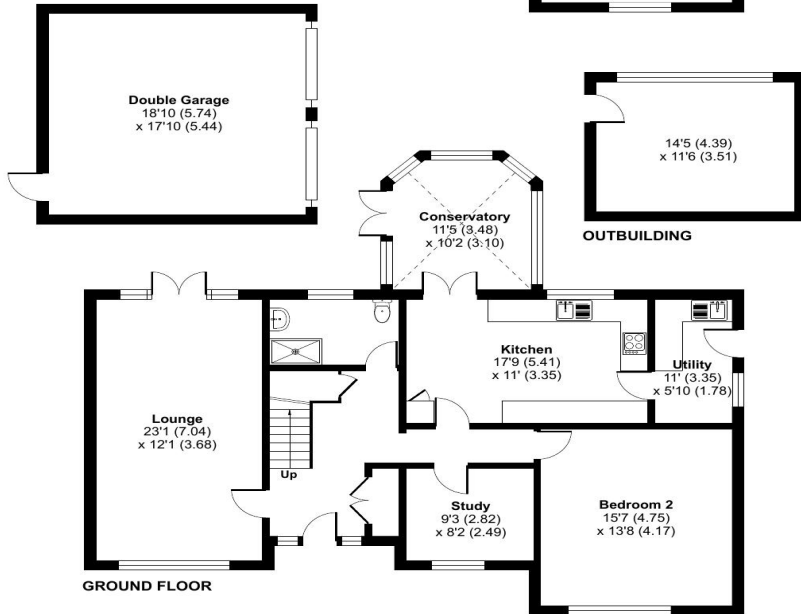
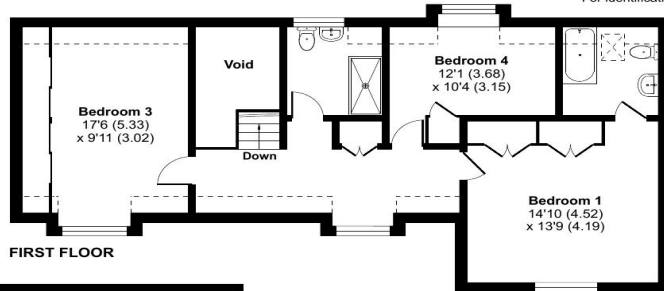




## Winter Well, Sandy Lane, Watersfield, Pulborough, RH20



Approximate Area = 1957 sq ft / 181.8 sq m (excludes void)  
 Limited Use Area(s) = 78 sq ft / 7.2 sq m  
 Garage = 336 sq ft / 31.2 sq m  
 Outbuilding = 167 sq ft / 15.5 sq m  
 Total = 2538 sq ft / 235.7 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lundy-Lester Ltd. REF: 1094171



## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>75</b>
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.