



£625,000

London Road, Watersfield, West Sussex

kw **MARTIN**
LUNDY-LESTER



London Road, Watersfield, West Sussex, RH20 1ND

This Grade II Listed 16th Century attached cottage has been sensitively modernised and improved over the last two to three years and now offers superbly appointed accommodation, blending contemporary living with beautiful period features. The thatched roof was replaced in 2021 and the very extensive refurbishment included a smart new kitchen, replacement flooring and redecoration throughout.

Sitting alongside the A29 in the South Downs hamlet of Watersfield, the property offers more than 1650sq ft of internal space, including an oversized single garage with a workshop behind. There is driveway parking for a number of cars, accessed from Sandy Lane, along with a lovely sunny garden with plenty of space for socialising with family and friends. The large reception hallway is currently used as a study and has direct access to the front and rear gardens. The stylish kitchen/dining room is almost 30ft long and opens onto a secluded patio seating area. The living room features a multifuel / woodburner within an Inglenook fireplace and there is a ground floor shower room / WC plus a useful utility room. Upstairs, the principle bedroom features a stunning ensuite with a clawfoot bath and the second bedroom comfortably takes a double. The wealth of character features includes exposed wall and ceiling beams.



Wonderful country walks are available from the rear gate, with all local amenities at nearby Pulborough, about three miles away, including two supermarkets, a range of independent and specialist shops, cafes, pubs and a mainline railway station with direct routes to London and Gatwick.



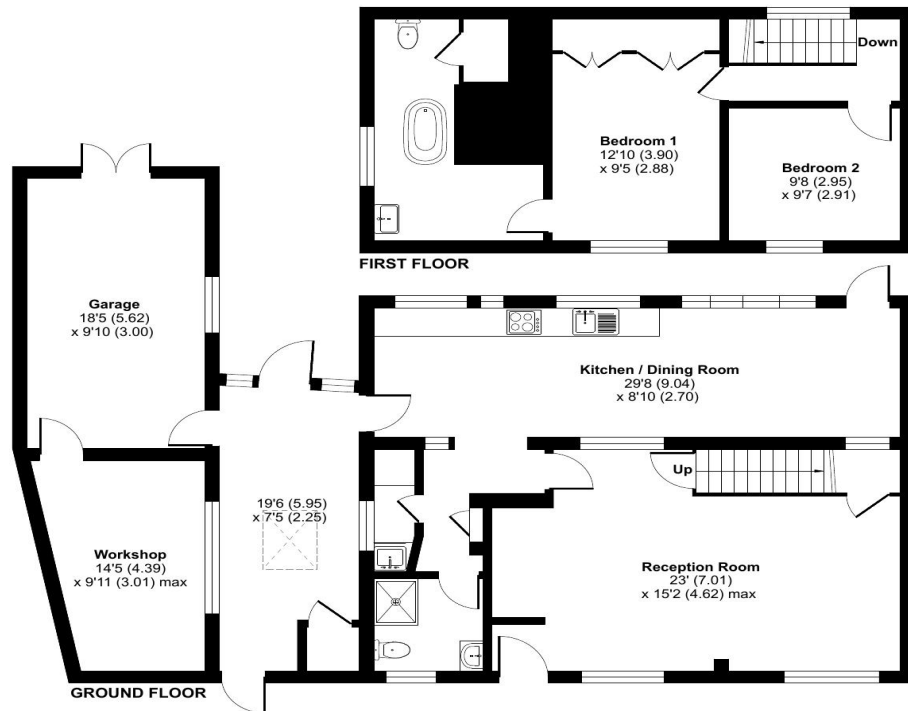
London Road, Watersfield, RH20 1ND

Approximate Area = 1352 sq ft / 125.6 sq m

Garage = 314 sq ft / 29.1 sq m

Total = 1666 sq ft / 154.7 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). © nichcom 2024. Produced for Lundy-Lester Ltd. REF: 1149793



01798 817257 or 07788 531768



Lundy-Lester Ltd, West Chiltington, RH20 2LQ



martin.lundy-lester@kwuk.com

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.