



Croft Cottage | Bury Common | Bury | West Sussex | RH20 1NP





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£825,000

A substantial Victorian four bedroom family home located on the outskirts of Bury Village occupying 0.87 of an acre, adjoining open countryside and affording stunning views towards the South Downs National Park. Accommodation comprises: sitting room with feature fireplace, dining area, conservatory, snug with wood burning stove, kitchen/breakfast room, utility room, ground floor shower room, main bedroom with en-suite and balcony giving views onto open countryside, and family bathroom. Outside there is extensive driveway parking, double garage and car port, beautiful landscaped garden being a feature of the property.

- Attractive Victorian Family Home
- Delightful Rural Location
- Adjoining open Countryside
- Four Bedrooms
- Sitting Room with feature fireplace
- Dining Room
- Snug with Wood Burning Stove
- Kitchen/Breakfast Room
- Conservatory
- Bed 1 with En-suite & Balcony
- Family Bathroom
- Extensive Parking Area
- Double Garage and Car Port
- Beautiful Landscaped Gardens
- Occupying 0.87 of an acre
- Views towards the South Downs

Entrance Part leaded light glazed front door to:

Enclosed Entrance Porch Tiled flooring, part glazed door through to:

Entrance Hall Understairs cupboard.

'L' Shaped Triple Aspect Sitting Room/Dining Room 22' 8" x 19' 4" (6.91m x 5.89m) Feature open fireplace with exposed brick chimney breast, oak mantel and tiled hearth with display plinth, uPVC double glazed windows and French doors leading to side garden, covered radiator, sliding aluminium doors leading to:

Conservatory 12' 8" x 12' 7" (3.86m x 3.84m) Flagstone flooring, of brick and uPVC construction with delightful outlook over gardens with doors leading to garden.

Reception Room/Snug 12' 2" x 12' 1" (3.71m x 3.68m) Cast iron solid fuel wood burning stove, exposed brick recess with carved wood surround with tiled hearth and built-in shelving either side, plate rail, radiator, uPVC double glazed windows with outlook over garden.

Ground Floor Shower Room Fully enclosed shower cubicle with fitted independent shower unit, low level flush w.c., covered radiator.

Kitchen/Breakfast Room 15' 6" x 12' 9" (4.72m x 3.89m) Dual aspect with feature vaulted ceiling, exposed ceiling beams with Velux windows, extensive range of oak style wall and base units with black granite style working surfaces with stainless steel double drainer sink unit with mixer tap, part tiled

walls, integrated fan assisted electric oven and separate grill, integrated fridge, part tiled walls, inset four ring electric hob with extractor over, radiator, tiled flooring, part glazed door leading to:

Utility Room Double bowl stainless steel sink with drainer, working surface with space and plumbing for washing machine, wall-mounted 'Worcester' boiler, built-in storage cupboard, part glazed door to rear garden.

Stairs to:

First Floor Landing Accessed via Snug, door to:

Main Bedroom Suite 12' 10" x 10' 11" (3.91m x 3.33m) Dual aspect with built-in wardrobe furniture, uPVC double glazed doors leading to balcony affording stunning views across open countryside and towards the South Downs.

Corner Jacuzzi Bath Low level flush w.c., inset wash hand basin with toiletries cupboards under, fully tiled, uPVC double glazed windows.

Bedroom Two 12' 2" x 12' 0" (3.71m x 3.66m) Radiator, uPVC double glazed windows.

Bedroom Three 12' 0" x 8' 6" (3.66m x 2.59m) Radiator, uPVC double glazed windows, built-in wardrobe cupboards, views across fields and towards open countryside.

Bedroom Four 10' 11" x 8' 11" (3.33m x 2.72m) Radiator, uPVC double glazed windows, built-in wardrobe cupboard.

Family Bathroom Inset bath with fitted shower attachment, low level flush w.c., inset wash hand basin with toiletries cupboards under, louvered storage cupboard.

Outside

Parking Accessed via five bar gate with private gravelled driveway leading to extensive parking area.

Front Garden Mainly laid to lawn, screened by mature trees and shrubs and hedging, Apple tree and hexagonal seating, Topiary hedging.

Detached Double Garage 16' 10" x 16' 4" (5.13m x 4.98m)

Twin Bay Car Port 16' 6" x 14' 11" (5.03m x 4.55m)

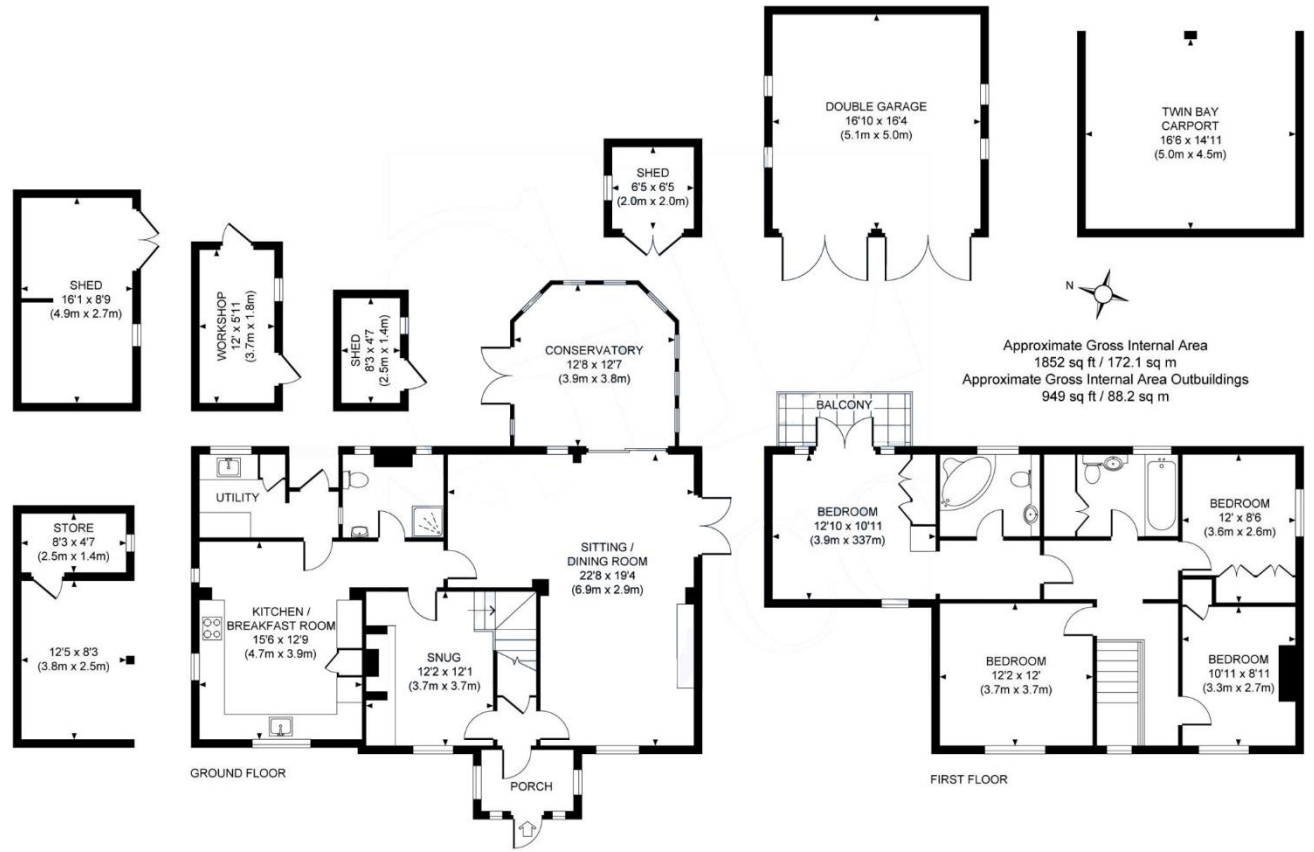
Rear Garden Paved raised terraced area, various timber garden sheds, steps down to formal shaped lawned area, attractive mixture of trees and shrubs, ornamental pond, further attractive flower and shrub borders, two greenhouses and a poly tunnel, closed meadow garden, row of hedging, further lawned section beyond with pond and screened by hedging with mature trees and shrubs with beautiful outlook across open fields towards the South Downs.

Storage Barn

Workshop 12' 0" x 5' 11" (3.66m x 1.8m)

EPC Rating: Band E.





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