



Yew Tree Cottage | West Chilington Lane | Coneyhurst | RH13 0SD





Yew Tree Cottage

West Chiltington Lane | Coneyhurst | West Sussex | RH14 9DN

PRICE £850,000

An idyllic detached Grade II listed cottage offering character in abundance. The cottage is enhanced by a detached annexe with laundry room to the side, double garage and additional garage/store. A recently constructed character summer house sits comfortably in the grounds. The gardens are a wonderful feature of the cottage and are enhanced by the rural location and outlook. There is a wealth of exposed period joinery throughout and a lovely inglenook fireplace with log burner. On the ground floor there is a newly fitted kitchen with solid wooden worktops which opens to the garden and leads through to the sitting room with utility area and bathroom beyond. Also, on the ground floor there is a study area with stairs leading to the first floor with bedrooms enjoying views across the garden.





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Outside

The stunning, well-stocked gardens are a wonderful feature of this home with lovely flower beds and large expanse of lawns with vegetable garden and recently built detached

summerhouse and garden shed. The gardens continue down to the meandering river (Adur) with a retaining waterfall at the end of the garden and is set adjacent to lovely countryside. In all the grounds extend to about 0.8 acres. Planning permission has been granted DC/24/0529 for an additional detached outbuilding.

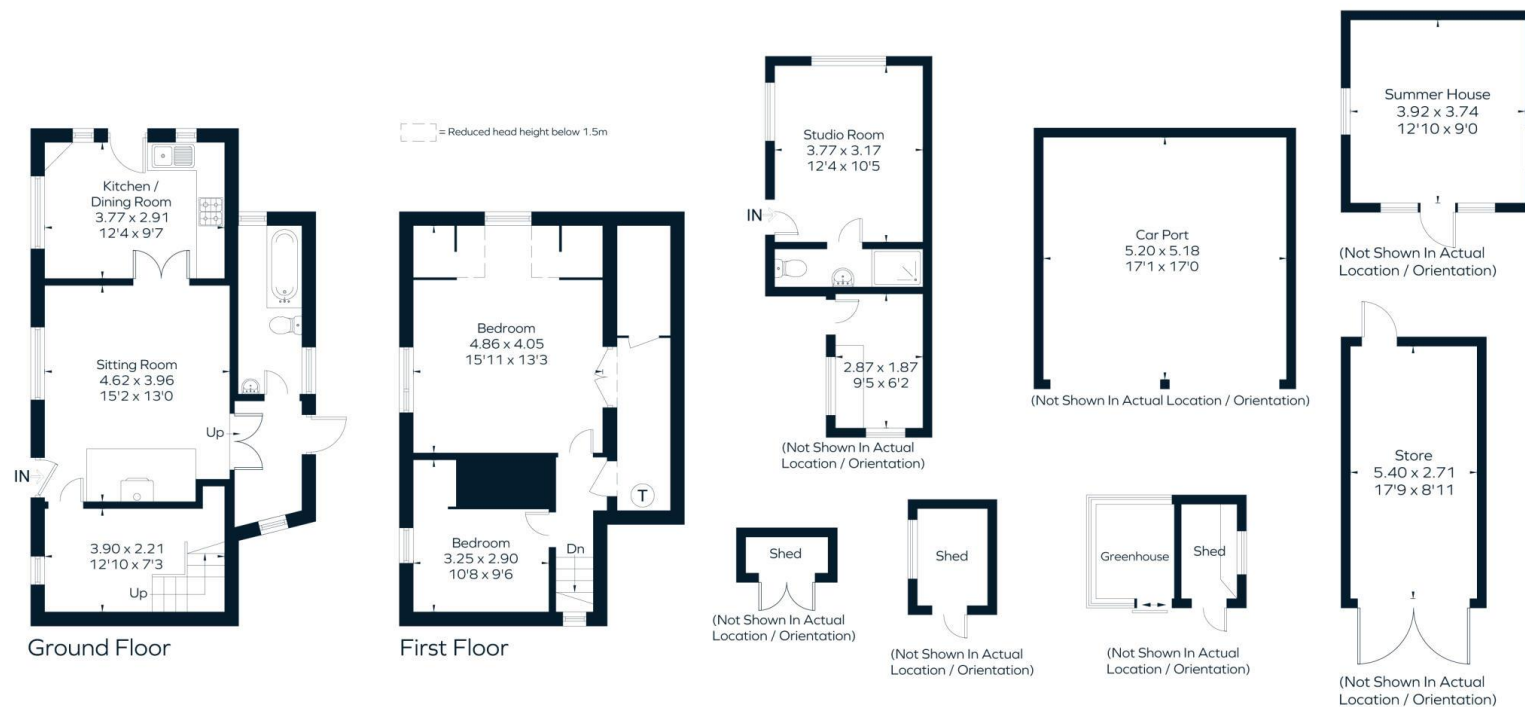
Situation

This gorgeous home is situated in a pleasant rural location within 3 miles of the nearby town of Billingshurst, providing a wide range of local shops and supermarkets together with a library, post office and main line station (London/Victoria about 65 minutes). About 7 miles to the north is the major local town of Horsham with its comprehensive range of shops, sporting and entertainment facilities. There are several golf courses in the area including the West Sussex at Pulborough and Mannings Heath. Gatwick Airport is easily accessed via the road network and has a fast and regular service of trains to London (Victoria) via the Gatwick Express

COUNCIL TAX= F.



Approximate Floor Area = 91.1 sq m / 980 sq ft
 Outbuildings = 53.3 sq m / 574 sq ft
 Total = 144.4 sq m / 1554 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #87079



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 Marcel Hoad



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