



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

FOWLERS
ESTATE AGENTS



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.

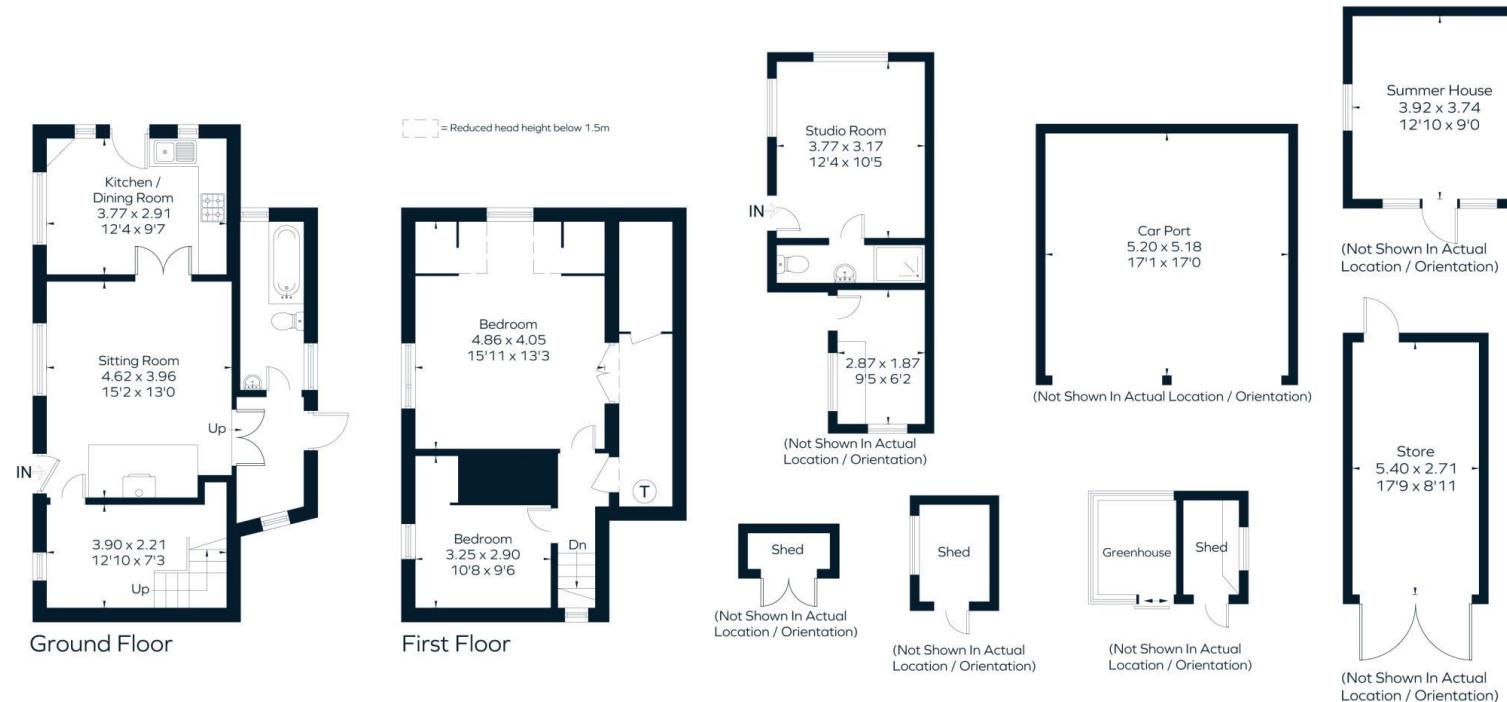
Situation

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. [#87079](http://fourwalls-group.com)



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Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

4. Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.
5. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

6. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.



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feel at home..."*

Managing Director:
Marcel Hoad