



Cooks Copse
Hale Hill | Westburton | Pulborough | West Sussex | RH20 1HE





STEP INSIDE

Cooks Copse

Nestled within the breathtaking landscapes of the South Downs National Park, Cooks Copse is an exquisite timber-framed period home set on approximately 1.85 acres of beautifully landscaped gardens. The property offers privacy and tranquillity in an idyllic countryside setting. Thoughtfully extended by the current owners, this delightful residence provides an exceptional rural lifestyle, perfectly balancing timeless character with modern comfort.

Upon entering, the welcoming hallway provides access to the heart of the home – a beautifully appointed kitchen/breakfast room, thoughtfully designed with an array of eye and base-level units, integrated appliances, a gas hob, and a propane-fired AGA. Adjacent is a well-equipped utility room, a storage cupboard, and a convenient cloakroom.

The home boasts a wealth of versatile living spaces, each exuding warmth and sophistication. The spacious, dual-aspect sitting room, complete with an inviting open fireplace, enjoys seamless access to the garden through double doors. A few steps lead down to the formal dining room and office, which in turn connects to a delightful garden room – an ideal space to soak in the picturesque surroundings and garden. Additionally, a charming family room, featuring bespoke fitted cabinetry, provides a further retreat.

Ascending to the first floor, four generously proportioned double bedrooms enjoy sweeping views of the surrounding countryside. There are three practical and well-appointed bathrooms, two of which are en-suites.

Beyond the main residence, a stunning barn-style outbuilding offers exceptional versatility. Currently arranged as a generous two-bedroom annexe, complete with a fitted kitchen, bathroom, and a vaulted sitting room with doors opening onto the gardens, it presents an ideal guest residence or potential ancillary accommodation. There is also a useful garden workshop, with storeroom and attached car port.







STEP OUTSIDE

Cooks Copse

Set within approximately 1.85 acres of enchanting grounds, the mature gardens are a true sanctuary, offering a tapestry of established trees and shrubs that ensure privacy and tranquillity. Whether enjoying al fresco dining, entertaining guests, or simply embracing the natural beauty of the surroundings, Cooks Copse offers an unparalleled countryside lifestyle within easy reach of local amenities.

This is a rare opportunity to acquire an exceptional period home, which is not listed, in one of the most sought-after locations within the South Downs National Park.

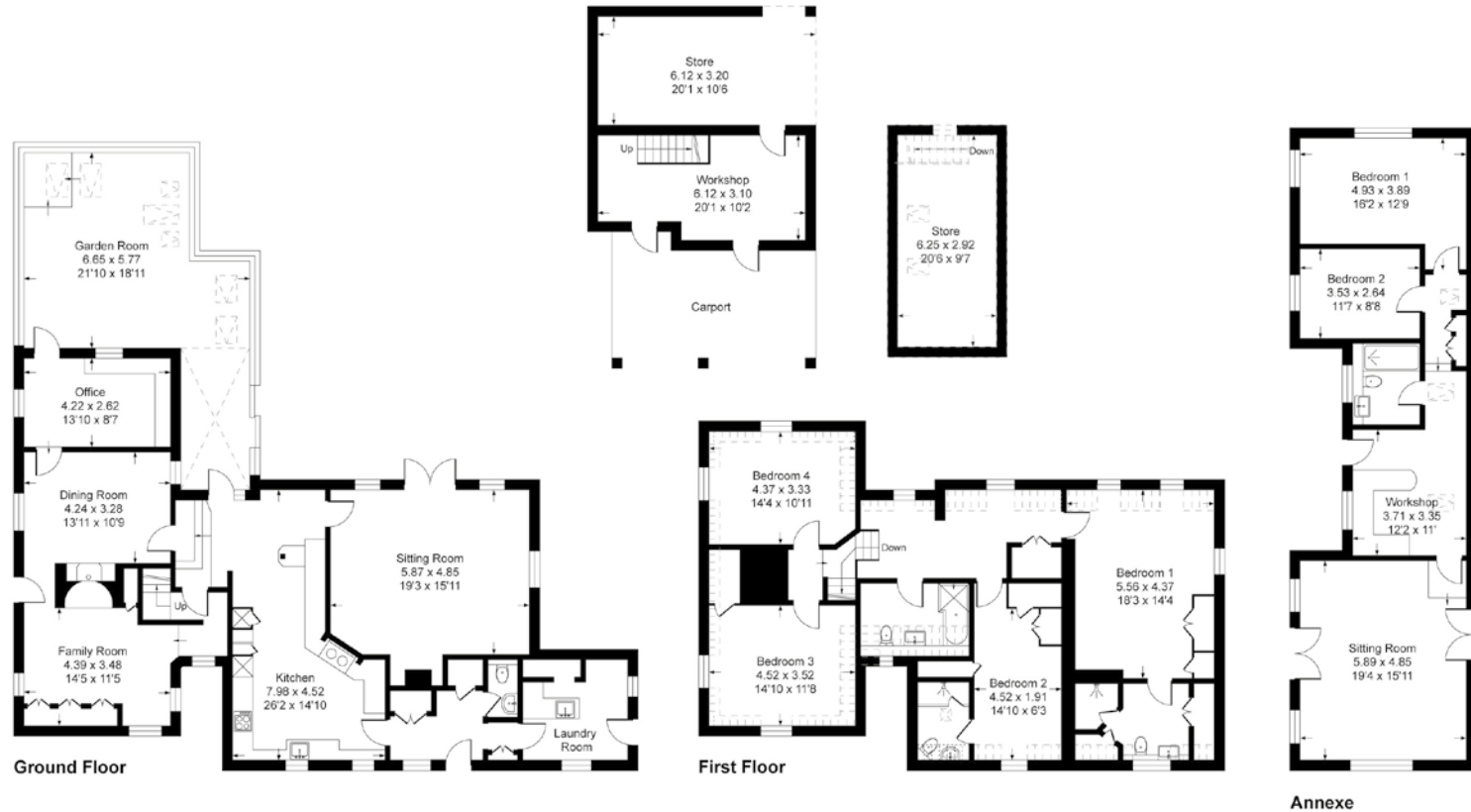
The village has a rich history, evident in its well-preserved architecture and landmarks. Bury is home to a local pub, The Squire & Horse, a village farm shop, a primary school, and a prep school (Dorset House School) all of which are within walking distance. Despite its rural setting, Bury is well-connected to nearby towns and cities. The village is just a short drive from the historic market town of Arundel, with its magnificent castle and a variety of shops, restaurants, and cultural attractions. The larger town of Chichester is also within easy reach, together with the local town of Pulborough 3 miles distant, both offering additional amenities, shopping, and easy access to transport links, including a direct train service to London.





Cooks Copse, RH20

Approximate Gross Internal Area = 298.2 sq m / 3210 sq ft
Approximate Annexe Internal Area = 80.1 sq m / 863 sq ft
Approximate Outbuildings Internal Area = 57.2 sq m / 616 sq ft
Approximate Total Internal Area = 435.5 sq m / 4689 sq ft
(excludes restricted head height & carport)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced by Devon Property Photography

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