



Furze Cottage Storrington Road, Thakeham

Offers Over £700,000



Furze Cottage Storrington Road

Thakeham, Pulborough

- Light and spacious interior
- Large kitchen / dining room
- Impressive 20' x 14' sitting room
- Main bedroom with en-suite shower room
- Three further bedrooms
- Attractive and sizeable enclosed garden
- Garden / party room with covered patio area
- Detached double garage

Appearances can be deceiving, as is the case with this delightful attached cottage, dating originally from the 18th Century but significantly changed and enhanced during the past twenty five years. Combining the charm of the old and the style of new, the property is considerably larger than first impressions suggest, with approximately 2,570 sq ft of internal floor space.

On entering the property a vaulted ceiling create both light and space in the hall way, and the vaulted ceiling follows through to the sitting room which has wide bi-folding doors leading to the garden. The attractive kitchen / dining room measures approximately 24' x 16' and has a fireplace with woodburner, the kitchen is fitted with a range of fitted units including two Neff ovens, induction hob, microwave, dishwasher and American fridge freezer and is completed with a granite worktop. Off the dining area is a study, again with its period fireplace. A separate family room accesses the secondary staircase to the first floor. There is also a utility room with large coat and shoe cupboard and ground floor cloaks / shower room.

To the first floor there are three double bedrooms, a single bedroom and family bathroom. The master has fitted wardrobes and an en-suite shower room and



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To the first floor there are three double bedrooms, a single bedroom and family bathroom. The master has fitted wardrobes and an en-suite shower room and family bathroom. A beautifully presented cottage, stylishly improved and enlarged to provide a delightful family home.

Outside, the garden is on the eastern side (back) of the cottage with deep areas of lawn, central pathway and rockery / pond with shrubs and plants. A large timber deck has access from the sitting rooms bi-folding doors. Towards the bottom of the garden is a superb party room / home office with light and power and next to it a large detached garage approximately 18'3 x 15'9. There is driveway parking for several cars, this is accessed via Abingworth Meadows taking the first right hand turn and the







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APPROX. GROSS INTERNAL FLOOR AREA 2573 SQ FT 239 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & OUTBUILDING & INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Delightful 18th Century cottage with modern enhancements, vaulted ceilings, spacious kitchen, garden with party room/home office, garage & parking. Located in charming Thakeham village near amenities. Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

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Henry Adams - Storrington

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.