



COOKS COPSE

HALE HILL | PULBOROUGH | RH20 1HE

SW

Sims Williams

COOKS COPSE

HALE HILL, PULBOROUGH, RH20 1HE

£1,700,000 FREEHOLD

- Charming Period Detached Family Home
- Located in The South Downs National Park
- Detached 2 Bedroom Barn Annex
- 1.85 Acres of Mature Gardens
- Fitted Kitchen/Breakfast Room with AGA
- Sitting Room with Open Fire
- Primary Suite & 3 Further Double Bedrooms
- 2 further reception rooms plus Study & Garden Room
- Sweeping Driveway, Garage & Outbuildings
- First Time To Market in Over 30 Years

Cooks Copse is a charming classic timber frame period house which has been extended by the current owners and set in the most stunning rural location within the South Downs National Park.

The property comprises an entrance hall which leads into the kitchen and has access to the utility room, storage cupboard and downstairs cloakroom.

The kitchen/breakfast room has been fitted with a range of eye and base level units with integrated appliances including oven and gas hob, propane fired AGA and space for further appliances.

There is a spacious dual aspect sitting room which benefits from double doors opening onto the garden and an open fire, heading down some steps this takes you to a dining room and office which has direct access into the garden room. There is a family room which has a range of fitted cupboards.

On the first floor there are 4 double bedrooms and 3 bathrooms, 2 of these being ensembles. All bedrooms benefitting from far reaching views of the surrounding countryside.

Outside there is a constructed barn style building with planning permission for a gym, workshop and store, however this is currently configured as a generous 2 bedroom annex with bathroom, fitted kitchen and sitting room with high vaulted ceiling and doors leading out to the 1.85 acres of garden with mature shrubbery and trees creating generous amounts of privacy.



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EPC Band - Current - F Potential - C

Council Tax Band G

From Arundel, head along the A284 towards Whiteways Lodge roundabout. At the roundabout take the second exit onto the A29, follow the road northwards towards Bury, taking the left hand turn onto West Burton Lane, follow this road for 1.4 miles. Turn right at the sign post 'Hale Hill Farm' and the property can be found at the end of the track.



APPROXIMATE GROSS INTERNAL AREA = 3210 SQ FT / 298.2 SQ M
OUTBUILDING = 388 SQ FT / 36.1 SQ M
(EXCLUDING OPEN STORE / CARPORT)
ANNEXE = 863 SQ FT / 80.2 SQ M
TOTAL = 4461 SQ FT / 414.5 SQ M
NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams

Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

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