



WHITE HORSE COTTAGE

BURY COMMON | BURY | RH20 1NS

SW

Sims Williams

WHITE HORSE COTTAGE

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OFFERS IN EXCESS OF £900,000 FREEHOLD

- National Park Grade II Listed Cottage
- Stylish Modern Kitchen/Diner with Underfloor Heating
- Large Dual Aspect Sitting & Dining Room with Log Burner
- 2nd Reception/Bed 4 with Log Burner
- Principal Bedroom with Vaulted Ceiling
- 2 Further Spacious Double Bedrooms
- Family Shower Room & Bathroom
- Substantial Outbuilding with log burner & Annex Potential
- Large Mature Garden with terraces & Lawn

A charming Grade II Listed thatched cottage nestled within the stunning South Downs National Park. This beautifully presented characterful home is full of period features and offers three bedrooms with vaulted ceilings and fitted cupboards, a stylish kitchen/diner, large double aspect sitting room with wood block flooring, a second sitting room, a large mature garden, and a versatile home office/studio with annex potential.

Upon arrival, you are welcomed into an inner porch leading to the main hallway, which provides access to all principal rooms. The spacious dual-aspect living room enjoys views over the garden, a fireplace with a log burner, and a door opening onto the garden. There is also a cosy second sitting room/bed room 4, complete with a fitted log burner and a useful storage cupboard.

The contemporary kitchen is fitted with a range of base and eye-level units, integrated appliances—including a dishwasher, dual ovens, and a hob—as well as space for a fridge/freezer. Underfloor heating runs throughout, and double doors open onto the terrace and garden, creating a seamless connection between indoor and outdoor spaces.

Upstairs, the light-filled principal bedroom enjoys a dual aspect and fitted wardrobes. There are two further double bedrooms, both with fitted wardrobes, along with a modern family bathroom and a separate shower room. All the first floor bedrooms have vaulted ceilings.

The beautifully landscaped garden is mainly laid to lawn with mature planting, while a generous entertaining terrace offers far-reaching views. There is also substantial attached outbuilding with vaulted ceilings providing plenty of additional space and benefiting from a wall of bespoke fitted cupboards and a log burner. There is a utility area and a cloakroom, making it an ideal home office, studio or annex potential if desired.



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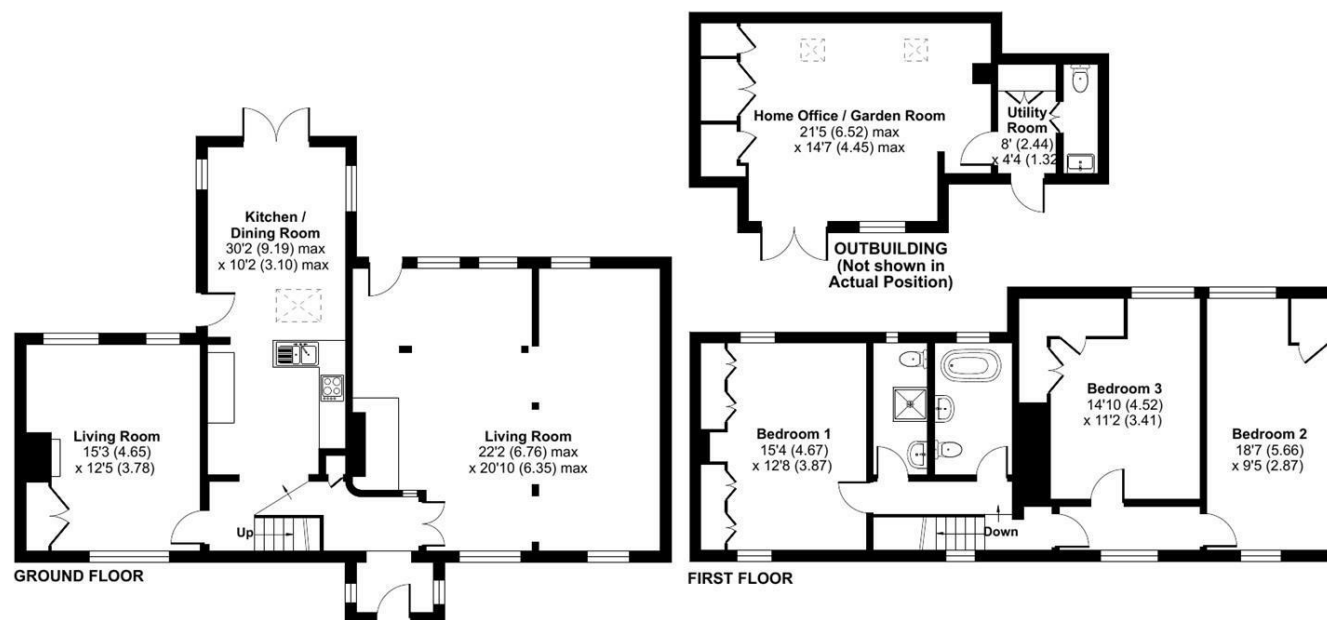
Grade II Listed

Council Tax Band F

From Whiteways Lodge roundabout on the A29 proceed northwards towards Bury. After the public house 'The Squire & Horse' turn right into Bury village and the property can be found immediately on the right hand side.



Approximate Area = 1804 sq ft / 167.5 sq m
Outbuilding = 350 sq ft / 32.5 sq m
Total = 2154 sq ft / 200 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Sims Williams. REF: 1261366



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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