



**Gess Gates, Stane Street
Adversane, Billingshurst, RH14 9JH
Guide Price £850,000 Freehold**

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ESTATE AGENTS

Stevens are Delighted to Offer to The Market a Rare Opportunity to Acquire this Stunning Grade II Listed Character Cottage with Approximately 2.5 Acres. The Property Enjoys Beautiful Gardens, Private Driveway and a Detached Garage. The Property is offered with No Ongoing Chain.

Location

Adversane is a rural hamlet with a thriving pub and village hall, located between the larger villages of Billingshurst and Pulborough.

Billingshurst and Pulborough are close by and provide for most everyday needs including mainline stations to London Victoria, whilst Horsham and the Cathedral city of Chichester are within easy reach and have more extensive shopping and leisure facilities.

The surrounding area has much to offer with Polo at Cowdray Park, racing at Goodwood and Fontwell, golf at West Sussex Golf Club, Cowdray Park and Goodwood, and Pulborough, motor racing at the Goodwood circuit and sailing out of Chichester Harbour and other centres along the South Coast. There are many footpaths and bridleways in the area for walking and riding.

Distances
By Road: London 60 miles, Billingshurst 1.1 miles, Pulborough 4 miles, Horsham 10 miles, Guildford 19 miles, Chichester 20 miles

By Rail: Pulborough to London Victoria from 79 minutes, Billingshurst to London Victoria from 72 minutes

Description

Gess Gates is a truly delightful cottage which has been sympathetically kept by the current owners, it is bursting with character and offers versatile accommodation along with beautiful gardens and land spanning approximately 2.5 acres.

The secluded cottage is situated in a rural location, access to the property is via a private driveway offering parking for multiple vehicles, detached garage, and pretty front garden. On entering the property you are met with a lovely entrance hallway which leads on one side to the original sitting room with large inglenook fireplace, opening to a further bright and spacious family room/bedroom four. Access from the sitting room leads to the split level upstairs accommodation. From the other side of the entrance hallway you will find the formal dining room, country cottage style fitted kitchen with access to the rear garden and a large downstairs shower room.

Upstairs there are three good sized bedroom along with a beautiful bathroom with roll top bath and separate shower cubicle along with a large landing/dressing room.

Outside there are extensive gardens & land spanning approximately 2.5 Acres.

The property further benefits from oil fired central heating and neutral decoration throughout and is offered with no ongoing chain.

Private Drainage.

Council Tax Band - G

Viewing is highly recommended by the vendors sole agent.

Property Misdescription Act 1991

Although every effort has been taken in the production of these particulars, prospective purchasers should note:

1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.





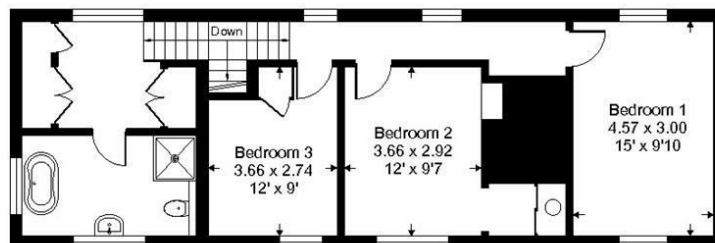


Gess Gates, RH14

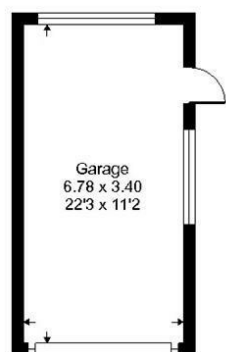
Approximate Gross Internal Area = 153 sq m / 1643 sq ft

Approximate Garage Internal Area = 23 sq m / 248 sq ft

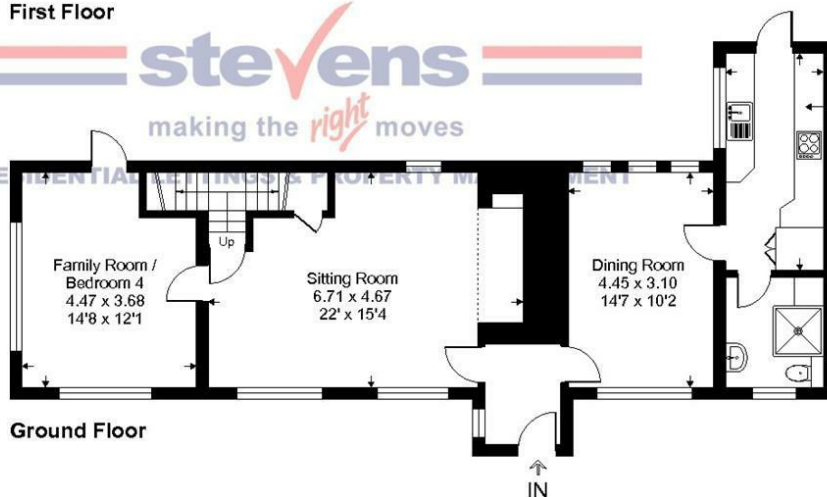
Approximate Total Internal Area = 176 sq m / 1891 sq ft



First Floor



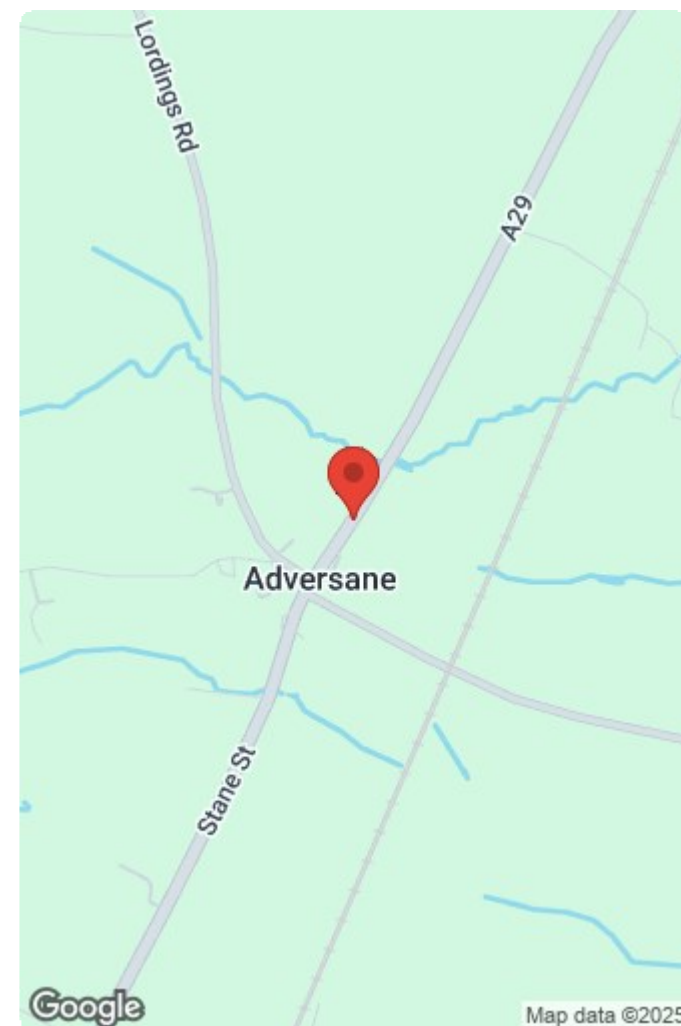
RESIDENTIAL ESTATES & PROPERTY MANAGEMENT



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings by appointment only

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