



1 TODHURST COTTAGES, WEST SUSSEX

CHURCHILL
COUNTRY & EQUESTRIAN

1 Todhurst Cottages, Stane Street, North Heath, Pulborough, RH20 1DJ

Character 4-Bed Cottage with Gardens & Parking in a Semi-Rural Setting.

A truly captivating character cottage, full of charm and period features with exposed beams and inglenook fireplace. Set in a semi-rural location just a stone's throw from Brinsbury College, local equestrian facilities, and a network of scenic countryside footpaths. Enjoy the tranquillity of country living while being just a short drive from Pulborough and Billingshurst – both offering a range of shops, amenities, and mainline rail links to London.

This delightful home boasts original exposed beams, a striking inglenook fireplace in the lounge, and a log burner in the kitchen – all adding to the warm, cosy atmosphere.

- **Four bedrooms, including principal bedroom with en-suite**
- **Cosy lounge with exposed beams and inglenook fireplace**
- **Country style kitchen / breakfast room with walk-in pantry, log burning stove and stable door to front garden**
- **Separate brick built outside utility and WC connections (yet to be completed)**
- **Accessed via a private lane, with parking for 3-4 vehicles**
- **Courtyard style patio area featuring an outdoor fireplace, perfect for entertaining**
- **Front-facing views over surrounding countryside**

Facilities

Mains electric, gas and water, private (modern) drainage
Kitchen fitted with Aga 'Aga City' gas hob, with electric oven.

Council Tax: Band E

EPC: Band E

Local authority: Horsham District Council

The Property

Set over three floors, the first floor offers a family bathroom and three good sized bedrooms including ensuite in the principal bedroom with rural views. On the top floor there is another double bedroom with dormer window and vaulted ceiling – perfect as a guest room, home office or creative space.

This is a rare opportunity to own a beautifully preserved, believed to be a 400 + year-old character cottage, rich in period features and set in a peaceful, picturesque setting- ideal for those seeking country living in a character filled home with easy access to both nature and village life.

Location

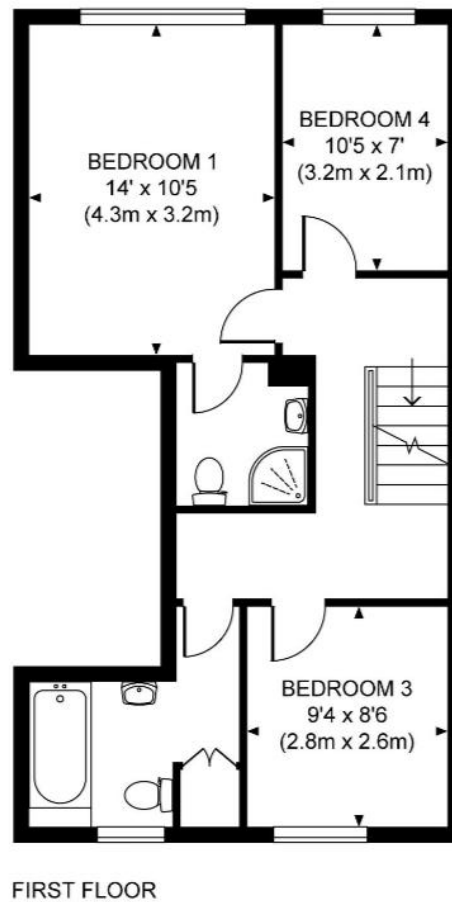
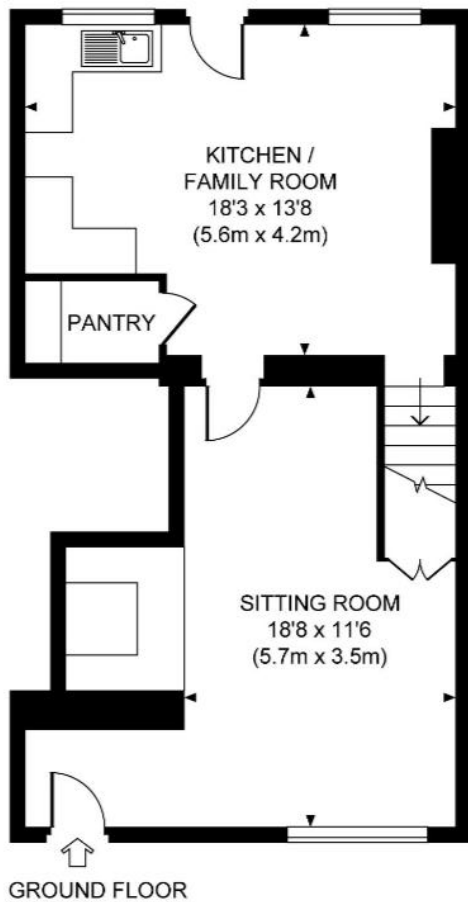
Located near Adversane, Between the villages of Pulborough and Billingshurst, both with mainline train stations and good links to London Victoria and London Bridge. There is a good choice of local amenities available nearby.



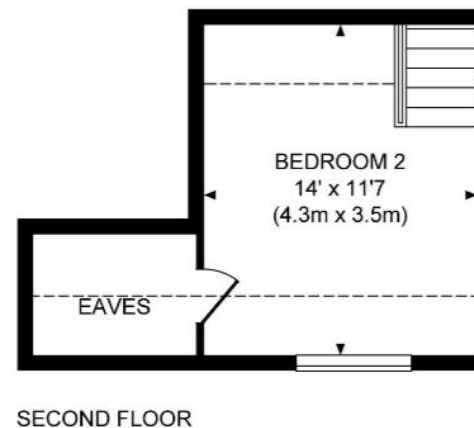






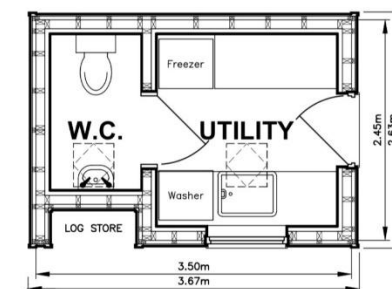


Approximate Gross Internal Area
1182 sq ft / 109.8 sq m



Outbuilding

92 sq ft







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Viewing strictly by appointment through the Sole Agents Churchill Country & Equestrian, contact details above.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.