



WELLCROFT

***Barrington
& Company***

WELLCROFT, RIVER LANE, WATERSFIELD, WEST SUSSEX, RH20 1NG.

On a quiet no-through country lane, a detached timber bungalow in need of renovation, in gardens of about a quarter acre with farmland views.

Sitting room, Kitchen/dining room, Study/Bedroom 3, Cloakroom, 2 Bedrooms, 2 Bathrooms, Loft room, Cellar.
Gas (propane) Central Heating, Front and rear gardens, Shed. Off road parking, In all 0.23 acres.

DIRECTIONS:

Follow satnav to the postcode in River Lane and the property will be found on the left just past Chapel Close.

SITUATION:

The property is set back from a no-through lane within mature private gardens. The attractive downland village of Waterfield is close to local amenities including a nearby farm shop at Bury and a community run village shop at Fittleworth. There are two supermarkets in Pulborough (3 miles) as well as a mainline station offering a service to London Victoria from 72 minutes and also a direct link to Gatwick. Further shopping, leisure and cultural amenities may be found in Chichester and Horsham. There is a choice of schools within reach, including Bury primary, Dorset House, Windlesham and Seaford College. Recreational opportunities include golf at a number of clubs including West Sussex golf club, polo at Cowdray Park; racing and flying at Goodwood and sailing at Chichester Harbour. There are many miles of footpaths and bridleways in the area and the RSPB centre at Pulborough Brooks is a superb venue for birdwatching.





DESCRIPTION:

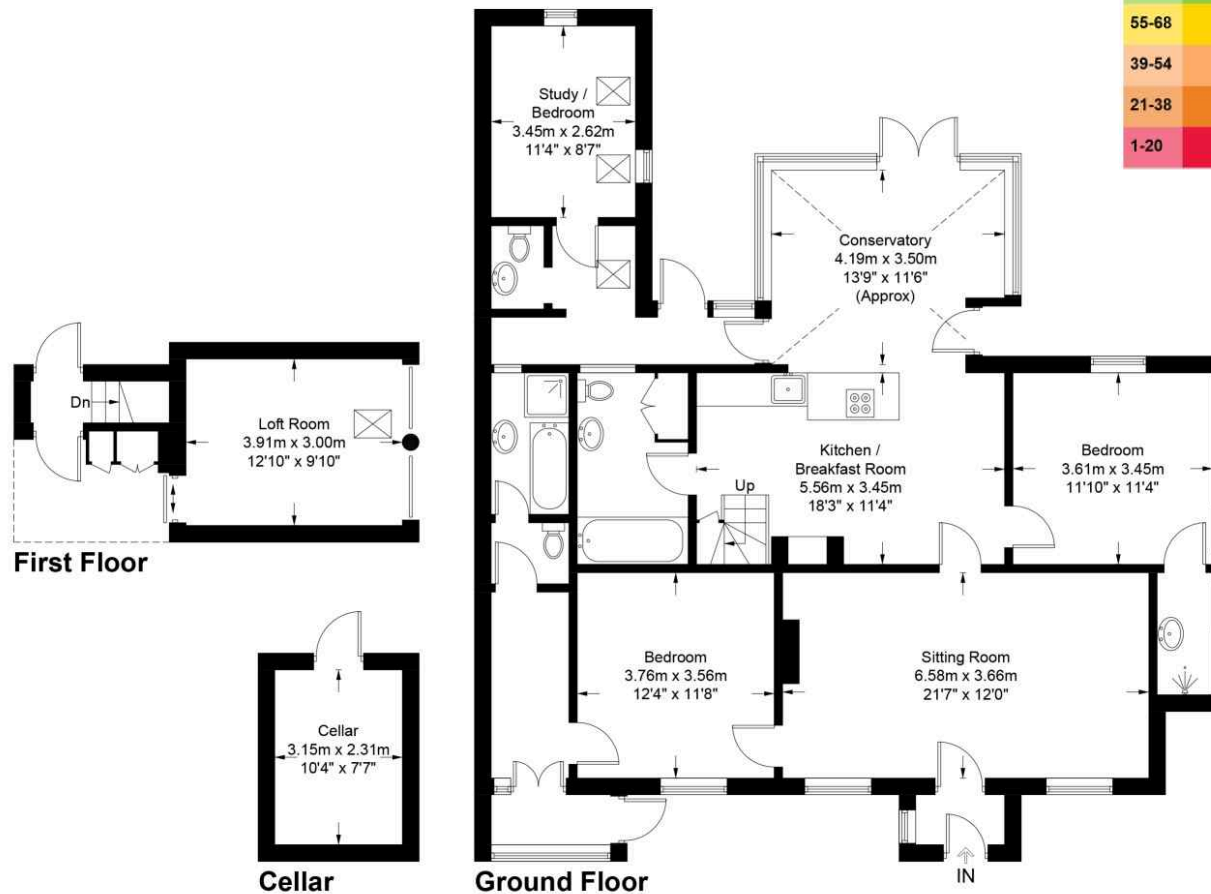
Wellcroft is believed to date from the 1820's and comprises a detached bungalow of timber framed construction with weather boarded elevations under a slate roof. The property is in need of updating but offers spacious, light and bright accommodation with great character and charm. The front door leads to a long sitting room with an open fireplace. A door leads through to a bedroom and bathroom. At the rear of the property the kitchen opens into a conservatory which overlooks the garden. A second bedroom has an ensuite wet room and there is a second bathroom, cloakroom and study/bedroom 3. From the kitchen stairs rise to two eaves storage areas and a loft room with roof light. There may be potential here to add further living space subject to usual consents. Outside steps lead down to a cellar.

OUTSIDE:

The property sits back from River Lane with off road parking and a lawned garden bounded by hedges to the front. The garden to the rear extends some 55M in length and is laid to lawn with a variety of trees and shrubs. At the end of the garden there is a swimming pool (not currently used) and a garden shed.

EPC. Band F. COUNCIL TAX: Band E.
SERVICES. Mains Water, Electricity and Drainage. Propane gas fired central heating.

Approximate Gross Internal Area = 145.7 sq m / 1568 sq ft
 Cellar = 7.4 sq m / 80 sq ft
 Total = 153.1 sq m / 1648 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		43 E
21-38	F	24 F	
1-20	G		

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