



Sparrows Farmhouse

Rectory Lane | Ashington | RH20 3LL

A charming three/four bedroom period cottage located down this private lane, adjoining open fields and occupying 0.4 of an acre within the popular village of Ashington with its shops and Red Lion public house. Internally, the property requires modernisation but retains a wealth of charm and character throughout with accommodation comprising: open plan sitting room/dining room with open fireplace, kitchen, conservatory, ground floor reception room/bedroom, three first floor double bedrooms and family bathroom. Outside, there is a long driveway with extensive parking leading to a detached garage with delightful west aspect garden to the rear.

Entrance Part glazed front door to:

Entrance Hall Feature exposed beams, built-in cloaks cupboard.

Open Plan Sitting Room/Dining Room 21' 10 maximum" x 13' 3 maximum" (6.65m x 4.04m) Stone steps, feature Inglenook fireplace with cast iron basket with copper extractor over, exposed ceiling beam, feature beams, two wall-mounted night storage heaters.

Dining Area Exposed beams, door leading to conservatory.

Kitchen 15' 11" x 7' 6" (4.85m x 2.29m) Stainless steel single drainer sink unit with drawers and cupboards under, range of wall and base units, space and plumbing for washing machine, exposed ceiling beams, door to conservatory.

Conservatory 15' 1" x 5' 8" (4.6m x 1.73m) Tiled flooring.

Ground Floor Reception Room/Bedroom 16' 9" x 8' 7" (5.11m x 2.62m) Exposed brick fireplace with dual aspect, exposed ceiling beams.

Stairs to:

First Floor Landing Exposed ceiling beams.

Bedroom One 13' 11" x 10' 11" (4.24m x 3.33m) Wall-mounted night storage heater, exposed ceiling beams, built-in wardrobe cupboards.



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Bedroom Two 19' 4 maximum" x 11' 0 maximum" (5.89m x 3.35m) Exposed ceiling beams, night storage heater.

Bedroom Three 12' 7 maximum" x 7' 6" (3.84m x 2.29m) Exposed ceiling beams, night storage heater, dual aspect windows, built-in wardrobe cupboard.

Bathroom Panelled bath with fitted shower attachment, low level flush w.c., pedestal wash hand basin, exposed ceiling beams.

Outside

Front Garden Mature front garden with a high degree of privacy with shaped lawned areas, shingle driveway leading to extensive parking area, leading to:

Detached Garage 14' 9" x 12' 0" (4.5m x 3.66m) Pitched roof.

Rear Garden South westerly aspect, attractive flower and shrub borders, screened by mature trees and shrubs and fence panelling and ranch style fencing.

Flint and Brick Detached Outhouse 13' 1" x 11' 6" (3.99m x 3.51m) Pitched roof.

EPC Rating: Band F.



www.fowlersonline.co.uk storrington@fowlersonline.co.uk 01903 745844



Rectory Lane, Ashington, Pulborough, RH20

Approximate Area = 1450 sq ft / 134.7 sq m

Garage = 177 sq ft / 16.4 sq m

Outbuilding = 151 sq ft / 14 sq m

Total = 1778 sq ft / 165.1 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). ©niches.com 2025. Produced for Fowlers Estate Agents. REF: 7318791



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