



Price Range £925,000 - £975,000

Pulborough Road, Cootham

kw **MARTIN LUNDY**
ESTATE AGENTS

Pulborough Road, Cootham, RH20 4JN

Believed to date back to the 17th Century with 19th Century additions, this detached Grade II Listed cottage offers a wealth of period features, including exposed wall and ceiling beams and a beautiful Inglenook fireplace. Standing in well screened grounds of more than three quarters of an acre, the property is situated in the hamlet of Cootham, which has a friendly and welcoming pub and wonderful walks almost from the front door. Parham Park is just a short stroll away, whilst aviation enthusiasts will love that there is gated access from the property to Southdown Gliding Club.

Offering more than 2000 sq ft of living space, the cottage offers flexible, family-friendly accommodation with plenty of room for children to play inside or out, or for adults to relax with friends. The kitchen, dining room, sitting room and snug all open onto one another, creating a wonderfully sociable reception area. A separate drawing room with high ceilings is in the newer part of the property. Upstairs are four bedrooms, all of them doubles, plus a family bathroom. Additionally, a ground floor shower room is perfect for washing off muddy kids and dogs. Secondary glazing helps to keep the property warm and cosy throughout.

Outside is a range of really useful outbuildings, totalling over 1000 sq ft, including extensive garaging / workshop space, a large potting shed, a couple of stores and a home office overlooking a courtyard. The sweeping gravel driveway adds to the sense of privacy and seclusion and there are views of the South Downs from part of the garden.

The bustling village of Storrington is a mile away, offering a range of shops, pubs, cafes and restaurants within a 20 minute walk. The area is well served for schooling and commuters will appreciate the direct routes to London and Gatwick from nearby Amberley and Pulborough stations.





Pulborough Road, Cootham, Cootham, RH20

Approximate Area = 2058 sq ft / 191.2 sq m (excludes carport & wood store)

Garage = 264 sq ft / 24.5 sq m

Outbuilding(s) = 762 sq ft / 70.8 sq m

Total = 3084 sq ft / 286.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with NICE Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © nicescm 2025. Produced for Lundy-Lester Ltd. REF: 1234025

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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		46 E
21-38	F	35 F	
1-20	G		

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.