

3, Dukes Row, Cootham, West Sussex RH20 4JR

GL & CO ESTATE AGENTS

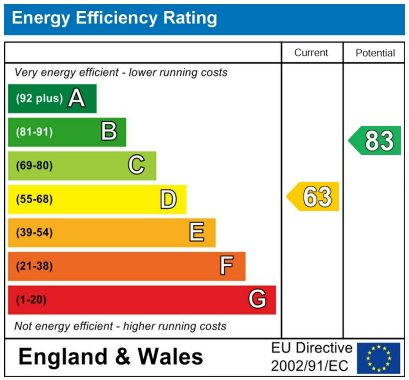


3, Dukes Row,
Cootham, West Sussex RH20 4JR

Guide Price £200,000 Freehold

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- RARE AND UNIQUE OPPORTUNITY
- IN NEED OF RENOVATION
- POTENTIAL TO EXTEND (STPP)
- GENEROUS REAR GARDEN
- CLOSE TO VILLAGE PUB
- COUNTRYSIDE WALKS NEARBY



DIRECTIONS

What3words///cabbies.caring.hides

THE PROPERTY

Situated within the popular village of Cootham, this rarely available two-bedroom mid-terrace cottage presents an exciting opportunity for those seeking a renovation project. Conveniently positioned close to the village pub and surrounded by beautiful countryside walks, the property offers the chance to create a wonderful home in a sought-after rural setting.

Requiring modernisation throughout, the accommodation currently comprises an entrance hall leading through to a sitting room overlooking the front aspect. To the rear is a spacious kitchen, that leads through to a further hall giving access to the rear garden and ground floor bathroom. The first floor provides two bedrooms, including a generous principal bedroom and a further double bedroom.

OUTSIDE

A particular feature of the property is the substantial rear garden, extending to approximately 100ft in length. Predominantly laid to lawn, the garden is interspersed with a variety of mature trees and shrubs, creating a pleasant and established outdoor space with enormous potential for landscaping and improvement.

The generous plot provides excellent opportunities for keen gardeners, families or those considering future extensions, subject to obtaining any necessary planning permissions and consents.

Properties of this nature are seldom available, making this a fantastic opportunity for purchasers seeking a rewarding renovation project in a desirable village location.









SITUATION

Situated in the hamlet of Cootham near to a family friendly pub and village hall, yet on the edge of Storrington, which is a thriving large village in a picturesque setting at the foot of the South Downs, conveniently close to the Horsham/Worthing A24 and motorway networks, yet it still retains a village atmosphere. There is a mainline station in Pulborough, approximately four miles to the west. Storrington has comprehensive shopping facilities including a Waitrose store, restaurants, cafes including Costa, a bank, primary schools and years seven and eight of Steyning Grammar School, churches, a modern doctors' surgery, dental practices, opticians, two veterinary practices, library and a museum.

SPORTING AND RECREATION

Cootham is very close to Parham House and grounds, ideal for walking and there are other walks accessible from the doorstep. Storrington provides an extremely wide and varied range of social and sporting activities including Chanctonbury Leisure Centre, which is the venue for various classes and clubs. There is a Tennis Club with adult and junior coaching. Numerous other clubs, charities and associations thrive in the area. Nearby there is gliding at Parham and golf at the prestigious West Sussex Club in Pulborough, together with opportunities for riding and walking on the South Downs National Park. Of special note is the large RSPB nature reserve at Wiggonholt Brooks between Storrington and Pulborough.

SERVICES

All mains services are connected.
According to Ofcom for this address Ultrafast broadband is available.
Highest download speed is 1000 Mbps.

COUNCIL TAX

Council Tax Band C. Please contact Horsham District Council on 01403 215100.

IN THE KNOW

Not all of our properties are available online. For further information on our "In the Know" selection, please give us a call on 01903 742354.

VIEWING

Viewings strictly by appointment through GL & Co. Telephone: 01903 742354 or email: enquiries@glproperty.co.uk











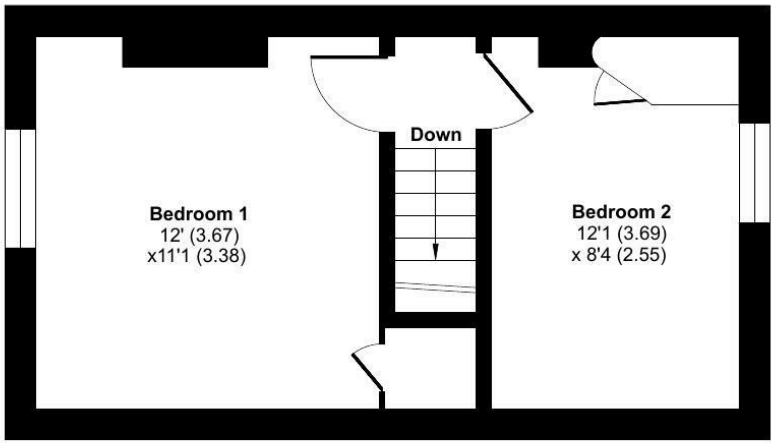




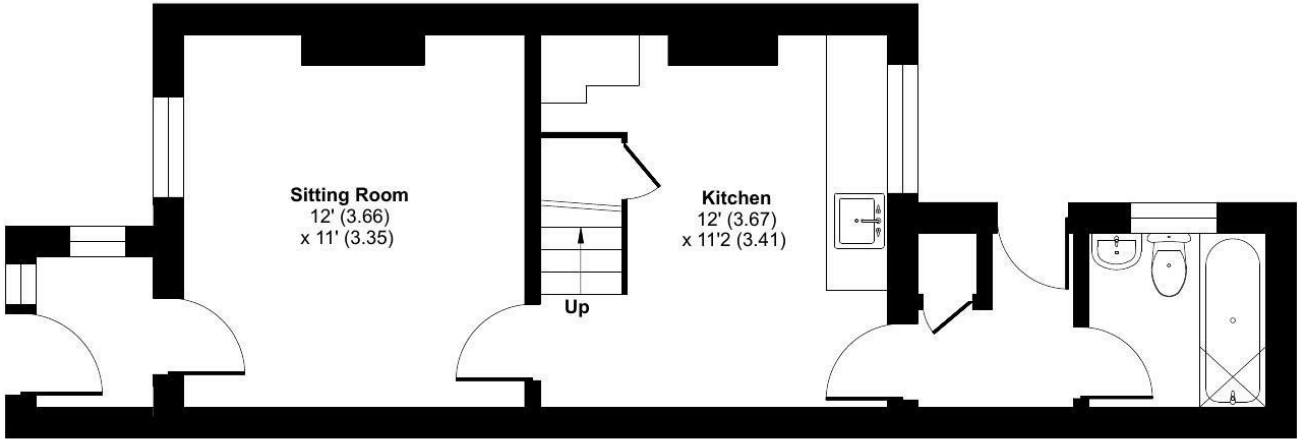
Dukes Row, Cootham, Pulborough, RH20

Approximate Area = 636 sq ft / 59 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for GL&CO Estate Agents. REF: 1512728

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