



Cedar House London Road, Coldwaltham - RH20 1LG

Guide Price £825,000



Cedar House, London Road, Coldwaltham

- A beautifully presented family home
- Large kitchen / dining / family room at rear of property with doors to garden and patio terrace
- Sitting room with wood burner and a range of fitted units
- Study with fitted storage
- Utility room with access to double garage
- Main bedroom with fitted wardrobes and en-suite shower room
- Guest bathroom with en-suite
- Two further bedrooms and family bathroom
- Enclosed rear garden, driveway parking for several vehicles
- Underfloor heating to ground floor

This beautifully presented four bedroom detached house offers spacious and versatile accommodation, ideal for modern family living. The heart of the home is a generous kitchen, dining, and family room located at the rear of the property, featuring French doors that open directly onto the patio terrace and garden, creating a seamless connection between indoors and outdoors. The well-appointed kitchen is complemented by ample space for both formal dining and relaxed family gatherings. The sitting room provides a welcoming retreat, complete with a wood burner and a range of fitted units for storage and display. A separate study with fitted storage is perfect for home working or as a quiet reading room. The utility room, with direct access to the double garage, offers practical space for laundry and additional storage. Upstairs, the main bedroom benefits from fitted wardrobes and a stylish en-suite shower room. A guest bedroom also includes an en-suite, while two further bedrooms share a modern family bathroom. The property is enhanced by underfloor heating throughout the ground floor, ensuring comfort and warmth year-round.

The outside space has been thoughtfully designed for both relaxation and entertaining. The enclosed rear garden provides a safe and private environment for children and pets, with a well-maintained lawn and established borders offering year-round interest. The patio terrace, accessed directly from the main living space, is ideal for al fresco dining, summer barbeques, or simply unwinding in the sun. To the front of the property, a spacious driveway provides parking for several vehicles and leads to the double garage, which offers further secure storage or workshop space (subject to requirements). Mature planting and attractive landscaping enhance the property's kerb appeal, while side access gates ensure convenience and security. This exceptional home combines generous internal accommodation with inviting outdoor areas, making it a superb choice for families seeking both comfort and practicality in a desirable residential location.

Coldwaltham is an active village in the National Park with a village school, church, Labouring Man public house, village hall and post office operating a couple of days a week from the village hall. There are good transport links on the A29 to London and the South Coast with Pulborough just a short drive away has a main line railway station to London Victoria and the South Coast. In Pulborough you will also find a Tesco and Sainsburys and further afield there is the City of Chichester, the historic town of Arundel with the Castle and Cathedral which has many events during the year. The area has many lovely villages and numerous country walks on your doorstep along with the River Arun in Pulborough an ideal spot for fishing, kayaking and paddle boarding.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C









Approximate Area = 2008 sq ft / 186.5 sq m
 Outbuilding = 344 sq ft / 31.9 sq m
 Total = 2352 sq ft / 218.4 sq m

For identification only - Not to scale





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.