

2 Bohemia Cottages Georges Lane, Storrington - RH20 3JH

Offers Over £750,000

Henry Adams
estate agents

2 Bohemia Cottages Georges Lane

Storrington, Pulborough

Presenting a beautifully refurbished two-bedroom semi-detached cottage, this exceptional property is nestled in a sought-after location near National Trust woodland and set in grounds of just under half an acre.

The accommodation has been thoughtfully modernised and extended while retaining much of its original charm and character, offering a perfect blend of traditional features and contemporary comforts. The ground floor boasts two spacious reception rooms, each benefitting from efficient biomass fires that create inviting spaces for relaxation or entertaining guests. The stylish kitchen is equipped with an electric Aga and a range of integrated appliances, providing a superb environment for culinary enthusiasts.

Upstairs, two generous double bedrooms offer tranquil retreats, complemented by a well-appointed bathroom finished to a high standard.

The property also features a versatile shepherd's hut, which presents an excellent opportunity for guest accommodation, a creative studio or a unique retreat. For those seeking an ideal work-from-home solution, a dedicated home office space is provided, comprising two rooms and a convenient kitchenette and WC, ensuring productivity and comfort in a peaceful setting. Additionally, a substantial workshop is available, catering to a variety of hobbies or storage needs. Ample driveway parking is provided, with space for several vehicles, behind private gates making this property as practical as it is charming.

With its superb location, extensive accommodation and a wealth of flexible spaces, this cottage represents a rare opportunity to acquire a truly special home that is perfectly suited to modern family life or those seeking a tranquil rural escape.





2 Bohemia Cottages Georges Lane

- A beautifully refurbished cottage near National Trust woodland set in grounds just under half an acre
- Two ground floor reception rooms both with biomass fires
- Kitchen with Aga, integrated appliances
- Two first floor double bedrooms and bathroom
- Shepherds hut
- Ideal home office space with two rooms, kitchenette and cloakroom
- Workshop
- Ample driveway parking for several vehicles

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

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.




CHAMPAGNE
Grand Vin Apéritif
CAFE
VINS & SPIRITUEUX















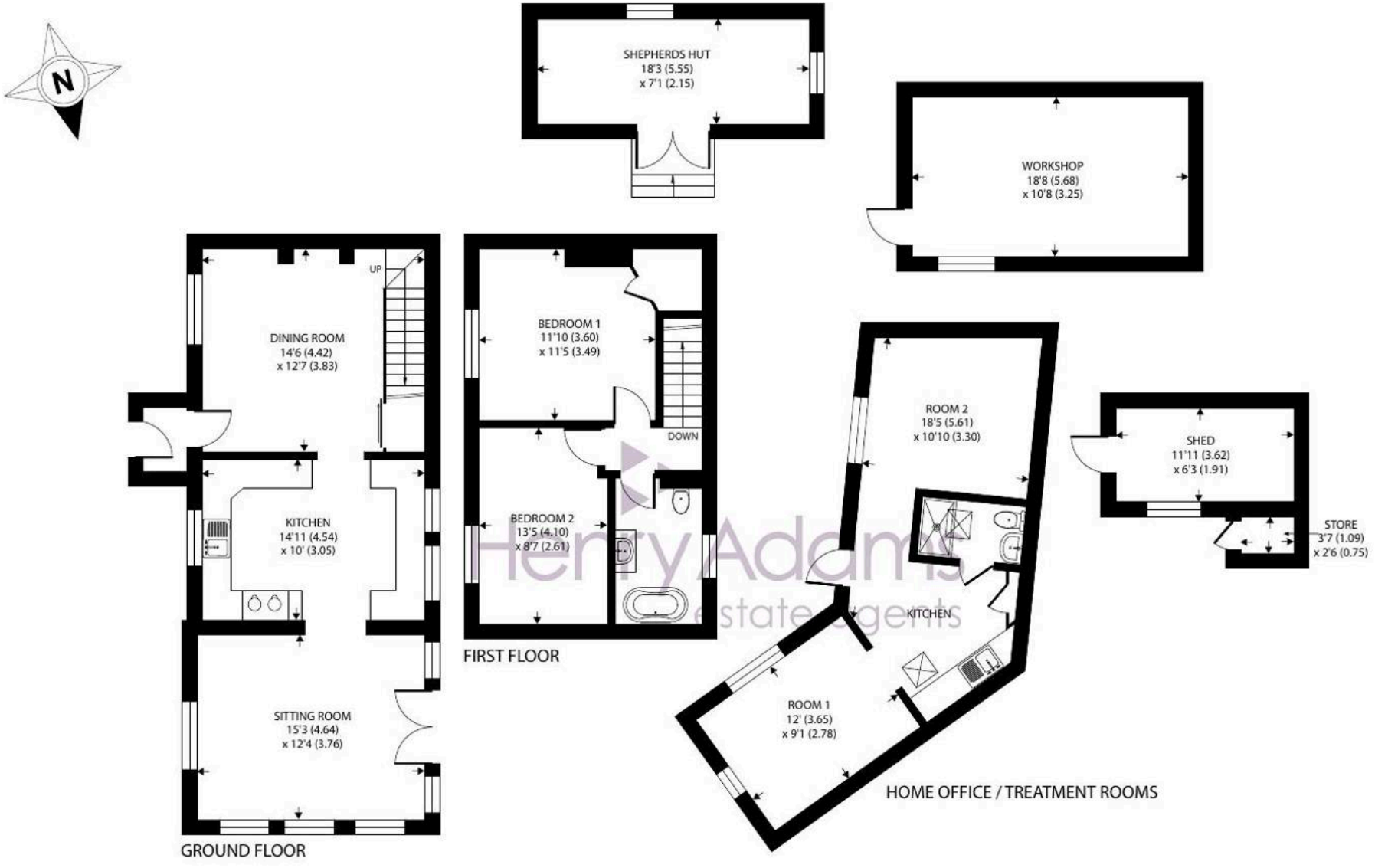












Henry Adams
estate agents

Approximate Area = 951 sq ft / 88.3 sq m
Outbuildings = 779 sq ft / 72.3 sq m
Total = 1730 sq ft / 160.6 sq m
For identification only - Not to scale