



Price range £600,000 - £625,000

Pulborough Road, Cootham



Pulborough Road, Cootham RH20 4JT

This delightful Grade II Listed cottage is a particularly appealing home. Retaining many of the features one would expect from a property of this age, the cottage has a warm and welcoming feel throughout, with an attractive fireplace, exposed brickwork and a wealth of period charm complemented by more contemporary touches.

The property is centred around two impressive reception rooms, including a cosy lounge with a log burner set within a brick fireplace and hearth, alongside a large dining room with its own open fireplace. There is also a useful study, perfect for working from home. Both the modern kitchen and downstairs shower room have been fitted to a high standard, while the attractive cottage-style bathroom with roll top bath is on the first floor. There are three double bedrooms, providing excellent flexibility for family life. Outside, the mature garden provides a delightful setting, offering plenty of greenery and space to enjoy throughout the seasons. Driveway parking for two cars further enhances this charming and characterful home.



Situated about a mile from the bustling village of Storrington, there are wonderful walks into the nearby South Downs almost from the front door. A range of shops, cafes, bars and restaurants will all be found within a 20 minute stroll, along with the pre and primary school, nursery, doctors and dentists. Older children catch a bus to Steyning Grammar or commute to one of a number of excellent independent schools across the area.



Crown Cottages, Pulborough Road, Cootham, RH20

Approximate Area = 1219 sq ft / 113.2 sq m

For identification only - Not to scale



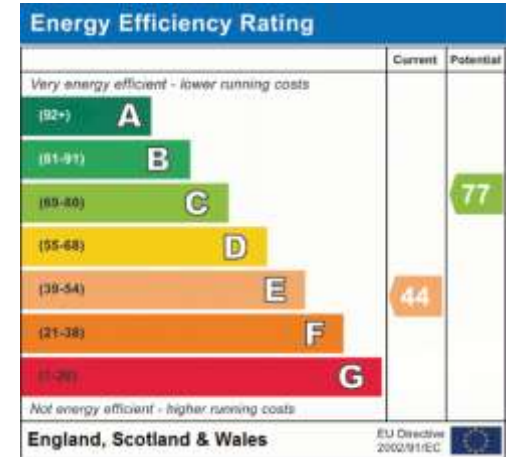
Floor plan produced in accordance with NICE Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©-March 2020. Produced by Lundy-Letter Ltd. REF: 1501127



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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.



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01798 817257

Lancaster House, Storrington Road, Thakeham, RH20 3NA

martin.lundy@kwuk.com

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