



Ivy Cottage London Road, Ashington - RH20 3JR

Offers Over £650,000

Ivy Cottage London Road, Ashington

- A beautifully presented Victorian cottage in the lovely village of Ashington with enclosed garden
- Two large reception rooms, sitting room with bay window and woodburner
- Lovely kitchen / dining room with Keller bleached solid oak kitchen
- Three ovens and microwave oven, space for fridge / freezer, larder cupboard
- Cloakroom and utility room
- Main bedroom with fitted wardrobes, bay window and en-suite shower room
- Two further bedrooms and main bathroom
- Garage - originally a double but now incorporating garage, storage and home office and additional driveway parking
- Garden with private seating areas at the front and rear, patio area, and a number of plants and shrubs providing seasonal floral displays
- Air conditioning to the first floor

This beautifully presented three-bedroom Victorian detached cottage with later additions is situated in the heart of the sought-after village of Ashington, offering a perfect blend of character and modern comfort.

The property welcomes you via a stained glass entrance door to an entrance hall leading to two generous reception rooms, the charming sitting room with a bay window and a feature wood burner, ideal for relaxing evenings and the dining room or second reception space perfect for entertaining the family. The heart of the home is the impressive kitchen family room, fitted with a high-quality Keller bleached solid oak kitchen, three ovens, a microwave oven, ample space for a fridge or freezer, a convenient larder cupboard and additional storage, making it perfect for family meals or entertaining guests. A practical cloakroom and a separate utility room enhance the functionality of the ground floor.

Upstairs, the main bedroom benefits from fitted wardrobes, a bay window that floods the room with natural light, and a stylish en-suite shower room. Two further well-proportioned bedrooms provide flexible accommodation for family or guests, served by a modern main bathroom. The first floor bedrooms also have the advantage of air conditioning. The garage, originally a double, has been thoughtfully divided to provide secure parking, additional storage, and a versatile home office, while the driveway offers further parking for multiple vehicles.

The property is ideally located close to local amenities, with easy access to the A24 for convenient travel north or south. This delightful home combines tasteful décor, practical living spaces, and a welcoming village setting, making it an exceptional opportunity for families or anyone seeking a high-quality residence in a well-connected location.

Ashington is an ideal location for many, with a Co-op and takeaway, active and busy community centre and the Ashington C of E school. There is also a BP petrol station with an M&S Foodstore. Situated adjacent to the A24 the village provides a convenient location for commuters with dual carriageway access north and south. The nearest station can be found at either Billingshurst or Pulborough just over 7 miles away each or Horsham just over 10 miles away, which also offers a thriving town centre whilst Gatwick lies approximately 27 miles away.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

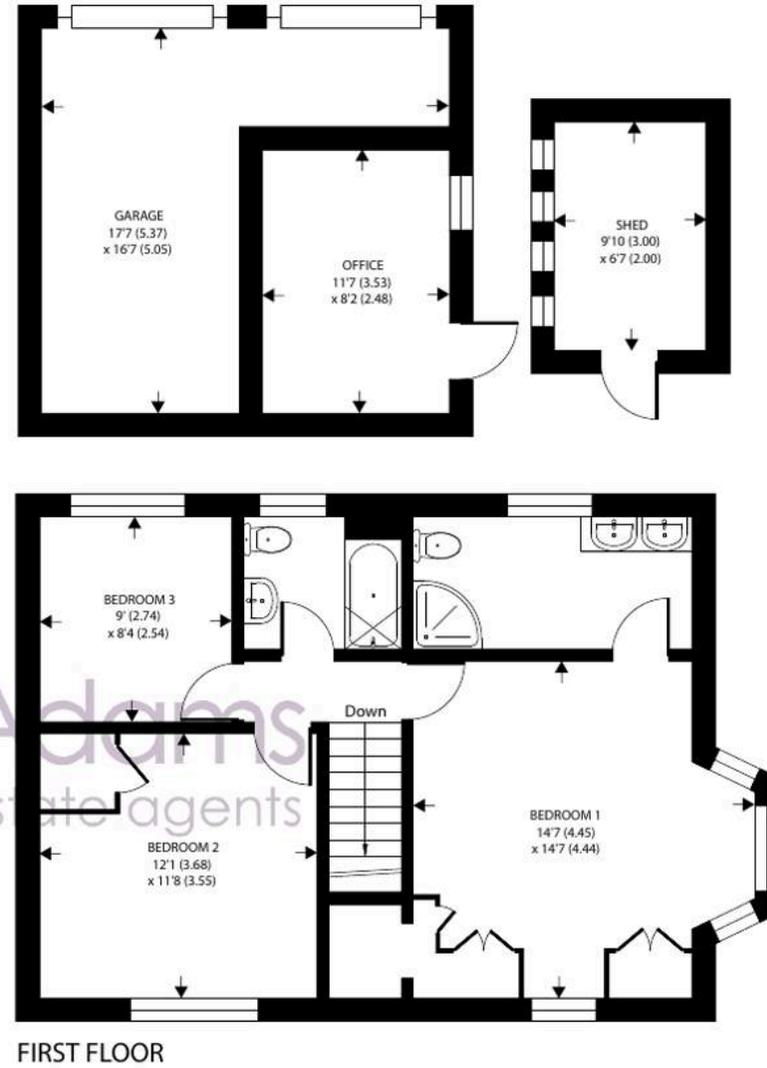
EPC Environmental Impact Rating: D











Approximate Area = 1548 sq ft / 143.8 sq m

Garage = 180 sq ft / 16.7 sq m

Outbuildings = 157 sq ft / 14.5 sq m

Total = 1885 sq ft / 175 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.