



Hungerhill Cottages, Coolham Road, Coolham, West Sussex RH13 8QE
Guide Price £795,000 Freehold


MARTIN&CO

- Immaculately presented
- Three double bedrooms
- Stunning family bathroom
- Main bedroom with en-suite shower room
- Walk-in wardrobe
- Superb kitchen/dining/breakfast room
- Gardens to three sides
- Outstanding views from every room
- Double garage with office/gym above
- EPC Rating C



RURAL CHARM - In our opinion, one of the best views in West Sussex from this charming, light filled three double bedroom rural home, offered for sale in immaculate condition, having been completely refurbished and transformed by the current vendor. Detached double garage with office/gym above, glorious gardens, superb triple aspect kitchen/diner/breakfast room with walk-in larder, double aspect sitting room, garden to three sides of the property providing South Westerly aspects.

Some of the most beautiful sunsets will be witnessed from the terrace of this home, set within its own gardens and enjoying a South Westerly aspect from all the main rooms. Our client has transformed it with a complete refurbishment, creating a contemporary space full of light and peaceful tranquillity situated in one of the most sought after areas of West Sussex.



The property is approached via a brick pathway leading to the entrance porch. The entrance hall gives access to the double aspect sitting room with feature fireplace and inset wood burner. Double doors open up onto the West facing patio terrace running the length of the property. The kitchen/diner/breakfast room has been refitted with a prestige range of wall and base units, ample work surfaces, integrated appliances throughout, with the benefit of a walk-in larder. This room also has bi-fold doors that open up onto the West facing terrace, to again enjoy the outstanding views across open farmland. The kitchen has a triple aspect making it a very bright, light space throughout.

On the first floor the main bedroom suite has a double aspect and a deep bay West facing window to fully enjoy the far reaching, uninterrupted countryside vista, there is a walk-in

wardrobe and further storage cupboard. The en-suite shower room has been completely refitted with a large tiled shower enclosure and fitted shower, concealed cistern wc double vanity unit with contemporary style basin sitting on a large granite top, this room being a double aspect, again with superb far reaching views. Bedrooms two and three are both double rooms with built-in wardrobes and the family bathroom adding a touch of glamour with a roll top bath, luxury corner shower cubicle and fitted shower, wc, wash hand basin, tiled floor and walls and also benefitting from far reaching countryside views.

Outside

One of the main benefits of this home being set at the end of this small collection of rural homes, are the gardens to three sides with level lawns, large West facing patio terrace with pergola and seating area to sit and relax taking in the sunset

evenings. There is a garden pond with attractive planting. The boundary fencing is post and rail to really enhance the whole feel and the glorious countryside available from every area inside and outside the home. The property also benefits from a large, bespoke built double garage with office/gym/hobby room above and further parking for four vehicles.

In our opinion we believe this property offers a rarely available package of an immaculate property set in a truly outstanding location.

Coolham is a pretty hamlet approximately three miles from Billingshurst where there is a good range of shopping and schooling facilities.

One of the benefits of living in this rural area are



the three good quality public houses including The Selsey Arms in Coolham, The Countryman in Shipley and The Dragon in Dragon's Green.

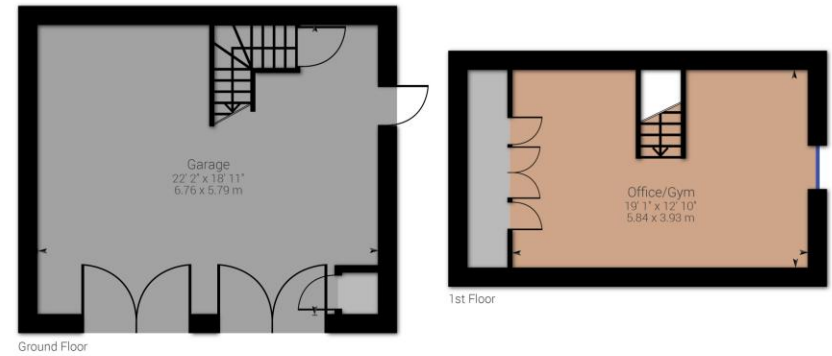
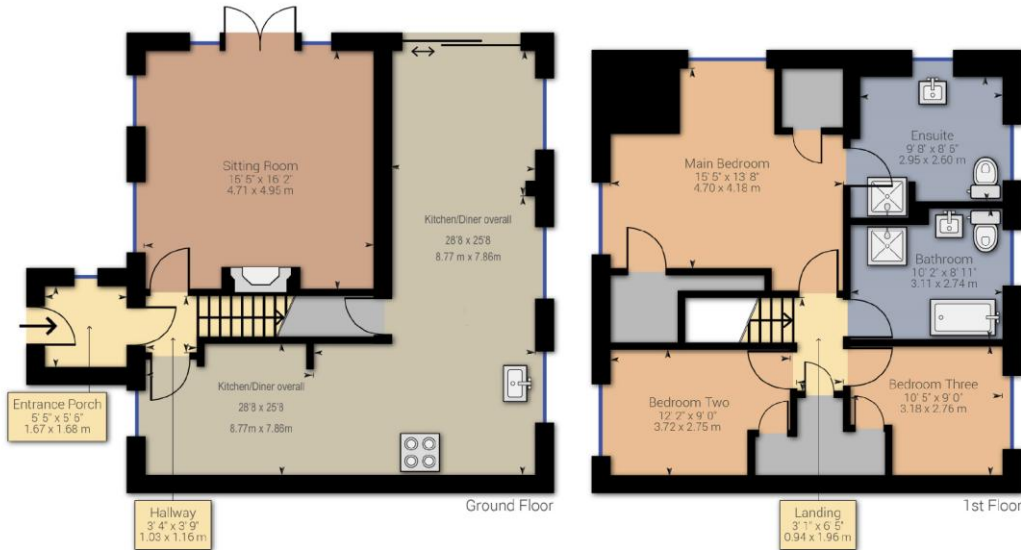
Billingshurst has a leisure centre and mainline railway station with access to London and the south coast.

Horsham town is approximately eight miles away with a mainline station going to London in approximately an hour. There excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants. Piries Place in the centre of Horsham has been redeveloped to include the independent Everyman three screen cinema, a 92 bed hotel, shops and restaurants. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.





Approximate net total area: 2091.68 sq ft / 194.32 sq m



Approximate net internal area: 688.31 ft² / 63.95 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Approximate net internal area: 1403.37 ft² / 130.38 m²
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