



16 Warren Croft | Cootham | West Sussex | RH20 4BE





16 Warren Croft

Cootham | West Sussex | RH20 4BE

PRICE GUIDE £900,000

A substantial detached four bedroom family home located within this highly regarded cul-de-sac backing onto open fields to the rear. Internally, the property offers versatile accommodation extending to 2665 sqft with two large first floor reception rooms offering views over open fields. Further accommodation comprises: two ground floor bedrooms, kitchen/utility room, dining room, first floor bedroom, uPVC double glazed conservatory, master bedroom with en-suite and large dressing room and first floor shower room. Outside, there is extensive driveway parking to the front leading to an attached double garage. There are well kept gardens to all sides of the property with a westerly aspect to the rear.

- Substantial Family Home
- Highly regarded Cul-de-Sac Location
- Generous Plot backing onto open fields
- Extending to 2665 sqft
- Four Double Bedrooms
- Kitchen/Day Room
- Dining Room
- uPVC Conservatory
- Ground Floor Bathroom
- 1st Floor Triple Aspect Reception
- 1st Floor 2nd Reception Room
- Master Bedroom with En-suite & Dressing Room
- First Floor Shower Room
- Attractive West Aspect Gardens
- Attached Double Garage
- Extensive Parking

Entrance Double doors to:

Enclosed Entrance Porch Door to:

Entrance Hall Radiator, two built-in cloaks cupboards, understairs storage cupboard, wall-mounted thermostat control for central heating.

Ground Floor Dining Room 12' 8 maximum" x 11' 10 maximum" (3.86m x 3.61m) Sliding aluminium double glazed doors to:

Conservatory 12' 8 maximum" x 10' 3 maximum" (3.86m x 3.12m) Of uPVC construction, ceiling fan, double opening doors to gardens.

Ground Floor Reception Room/Bedroom 12' 9" x 12' 3" (3.89m x 3.73m) Dual aspect, radiator.

Ground Floor Bedroom 10' 4" x 9' 4" (3.15m x 2.84m) Radiator, built-in wardrobe cupboards.

Kitchen 20' 8" x 9' 10" (6.3m x 3m) Extensive range of light oak style wall and base units with inset five ring 'Smeg' electric hob with extractor over, single drainer sink unit with mixer tap, uPVC double glazed windows overlooking gardens, fitted peninsula breakfast bar, radiator, oak style flooring, integrated fan assisted electric oven and separate grill, recessed area suitable for housing fridge/freezer, archway through to:

Utility Room Space and plumbing for washing machine and tumble dryer, built-in storage cupboard, working surface, wall-mounted 'Worcester' boiler with wall-mounted programmer and door accessing terrace and rear gardens.

Stairs to:

First Floor Landing Radiator, access to loft space, built-in storage cupboard.

Sitting Room 22' 8 maximum" x 14' 3 maximum" (6.91m x 4.34m) Feature vaulted pine ceiling, dual aspect double glazed windows, coal effect fitted gas fire with archway through to:

Second Reception Room 18' 1 maximum" x 17' 10 maximum" (5.51m x 5.44m) Triple aspect room with views out across open fields with vaulted pine ceiling, radiator, feature window.

Bedroom 11' 0" x 9' 5" (3.35m x 2.87m) Radiator, uPVC double glazed windows, built-in sliding wardrobe cupboards.

First Floor Master Bedroom 12' 8 maximum" x 11' 10 maximum" (3.86m x 3.61m) Radiator, uPVC double glazed windows, walk-through dressing area with mirrored sliding wardrobe cupboards (this could be converted back into another bedroom), door to:

Re-Fitted En-Suite Shower Room Fully enclosed shower with fitted independent shower unit, inset wash hand basin, low level flush w.c., heated chrome towel rail, radiator.

Family Shower Room Fully enclosed shower cubicle, radiator, low level flush w.c., inset wash hand basin with chrome monobloc tap and inset bowl.

Outside

Front Garden Mainly laid to lawn with brick paved driveway for several vehicles leading to:

Attached Twin Garage 18' 8" x 17' 7" (5.69m x 5.36m)

Rear Garden Being a feature of the property with large paved terraced area, shaped lawned areas, screened by fence panelling with mature trees and shrubs with rockery, hexagonal decked area with balcony and steps leading down to stream, water feature, outside water tap, adjoining open countryside and fields.

Further Side Section Of Garden Mainly laid to lawn with greenhouse, outside street lamp.

EPC Rating: Band D.

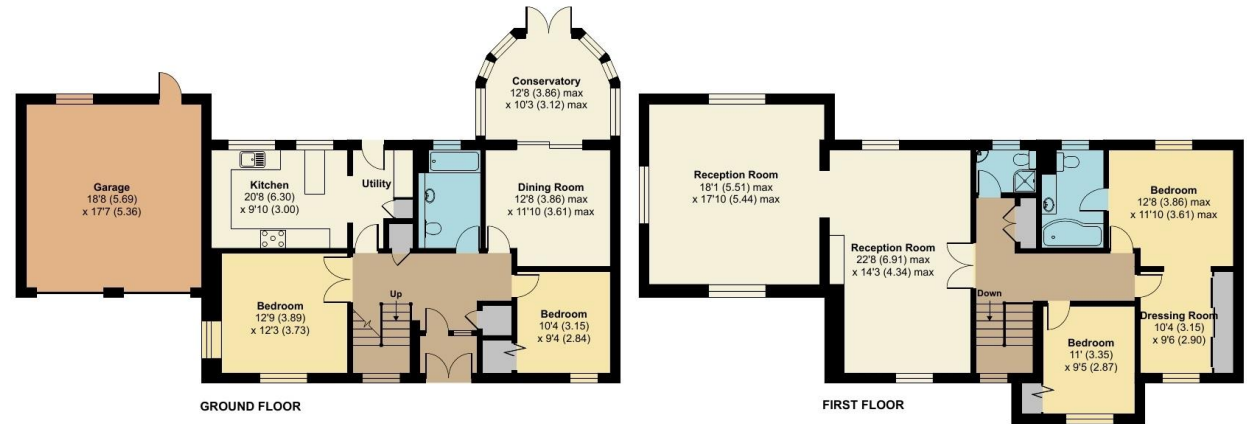




Warren Croft, Cootham, Pulborough, RH20

Approximate Area = 2665 sq ft / 247.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Fowlers Estate Agents. REF: 879300



"We'll make you feel at home..."



Managing Director:
Marcel Hoad

Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ www.fowlersonline.co.uk storrington@fowlersonline.co.uk 01903 745844

Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.