



£639,950

Batts Lane, Pulborough

KW ADVANTAGE
KELLERWILLIAMS



Batts Lane, Pulborough, RH20 2DZ

Believed to date back to the early 19th century, this detached Grade II listed cottage offers flexible and family-friendly accommodation, with scope for the next owner to modernise, improve and to add value by doing so. The property sits on the edge of the village, with views from the garden and a couple of rooms upstairs towards the glorious South Downs.

This handsome property is entered through a lovely gabled porch, which leads to a really good sized reception room with open fire. There is a study, plus downstairs cloakroom / WC and a triple aspect kitchen / dining room with pantry leading off. The Victorian glasshouse outside provides another useful living space and the current owners have enjoyed many family Christmas dinners here over the years. Upstairs are three double bedrooms and a family bathroom. The principle bedroom features a dressing room with further storage room beyond, offering potential to create a wonderful ensuite bathroom (subject to the usual consents being obtainable).



There are a wealth of character features throughout the property, including exposed brick and stonework, beams and period fireplaces. There is a cellar, plus a well beneath the garden which provides water very useful for using in the garden during the warmer months of the year. A large garage plus driveway offer parking for several cars and the pretty, stone walled garden to the front is planted with shrubs. The beautiful, sunny rear garden is mainly laid to lawn, with flower and shrub borders and some lovely places to sit and admire the view. Wonderful walks are available from the front door, whilst all local amenities are within easy reach. Pulborough's mainline railway station with direct routes to London and Gatwick is about a mile and a half away. To reach your agent direct please dial EXT 142 when calling.



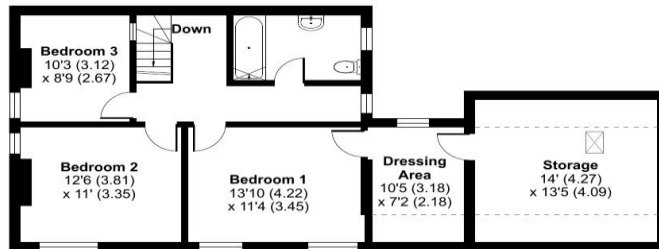


Hillside, Batts Lane, Pulborough, RH20

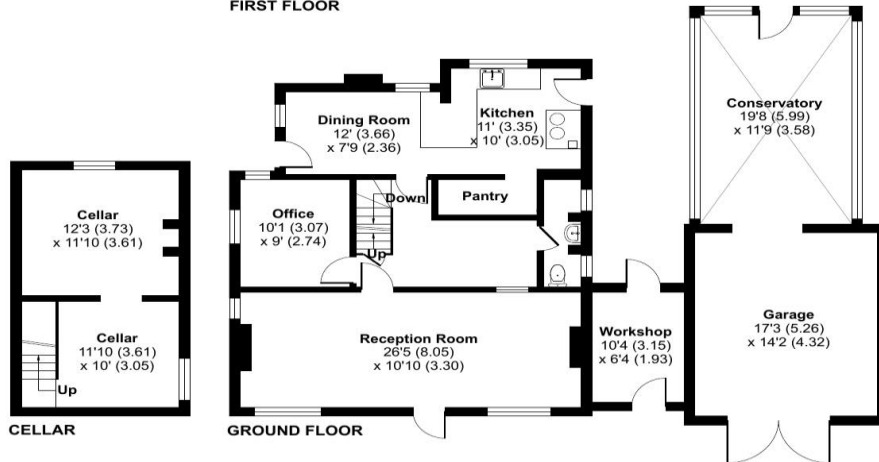
Approximate Area = 1810 sq ft / 168.1 sq m
Limited Use Area(s) = 94 sq ft / 8.7 sq m
Garage & Conservatory = 485 sq ft / 45 sq m
Workshop = 74 sq ft / 6.8 sq m
Total = 2463 sq ft / 228.6 sq m

For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR

CELLAR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Lundy-Lester Ltd. REF:993697



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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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

