



Wren Cottage

3 Sanctuary Court | Wiggonholt | Pulborough | RH20 2EQ

An attractive cottage style bungalow occupying this courtyard setting of converted barns backing onto open countryside to the rear and adjoining the RSPB Nature Reserve. Internally, the property is well presented accommodation comprising two bedrooms, sitting room/dining room, fitted kitchen, bathroom, oil fired central heating, delightful feature landscaped gardens, there is one allocated space to the front of property and one allocated car barn to the property. No forward chain.

Entrance uPVC stable front door to:

Entrance Hall Tiled flooring, exposed oak beam, shelved linen cupboard housing factory insulated copper cylinder with fitted immersion, radiator, part glazed doors leading to:

Sitting Room/Dining Room 16' 0" x 14' 4 narrowing to 8' in the dining area" (4.88m x 4.37m) A 'L' shaped room. Feature exposed oak high ceiling beam, two radiators, TV point, uPVC double glazed French doors leading to rear garden, with delightful outlook over garden and onto open fields.

Kitchen 7' 9" x 5' 10" (2.36m x 1.78m) Range of wall and base units with space for fridge/freezer, plumbing for washing machine, space for cooker, extractor over, eye-level cupboards, part tiled walls, inset stainless steel single drainer sink unit with swan neck mixer tap, part tiled walls, wall-mounted boiler, uPVC double glazed window.

Bedroom One 10' 4" x 8' 1" (3.15m x 2.46m) Exposed oak ceiling beam, radiator, uPVC double glazed window.

Bedroom Two 10' 10" x 8' 4" (3.3m x 2.54m) Exposed oak ceiling beam, radiator, uPVC double glazed window.

Bathroom Panelled bath with fitted shower attachment and folding screen, part tiled walls, fitted independent shower unit, pedestal wash hand basin, low level flush w.c., radiator, exposed oak beam, extractor fan.

Outside

Front There is one allocated space to the front of property and one allocated car barn to the property.

Rear Garden A particular feature of this property is the landscaped garden with York stone paved terrace with covered pergola, shaped lawned areas, attractive flower and shrub borders, timber garden shed, further circular paved feature with summerhouse, timber shed, trellising through to gravelled area with delightful outlook over paddocks and open fields beyond.

Agents Note There is a drainage system charge of approximately £27 monthly for each resident.

EPC Rating: Band E.



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WREN COTTAGE, 3 SANCTUARY COURT, WIGGONHOLT

APPROX. GROSS INTERNAL FLOOR AREA 512 SQ FT 47.6 SQM

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2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
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