





Cheyham Cottage, 47 Pulborough Road

Impressive four double bedroom detached family home with charm and elegance close to the village centre.



- ▶ **Sitting room with wood burner**
- ▶ **Kitchen with Rangemaster and access to utility area**
- ▶ **Dining room opening to family room with study off**
- ▶ **Four double bedrooms**
- ▶ **Family bathroom and shower room**
- ▶ **South facing large garden with lovely patio terrace**
- ▶ **Driveway parking for several vehicles**
- ▶ **Single garage**
- ▶ **Easy walking distance of village for all amenities on offer**

Presenting a 4 Bedroom Detached House, this well maintained property boasts an array of impressive features, exuding charm and elegance. As you step into the inviting entrance hall, the property reveals a thoughtfully designed layout that offers ample space for comfortable family living.

The ground floor comprises a delightful sitting room, complete with a wood burner that adds warmth and character and with bi-fold doors opening to terrace. The well-equipped kitchen, featuring a Rangemaster, integrated dishwasher and fridge, a range of fitted cupboards with wood worksurfaces and a useful pantry. Off the kitchen there is access to a practical utility area, providing access to the garden. The dining room seamlessly connects to a light-filled family room, with a study adjacent, for modern living and working.

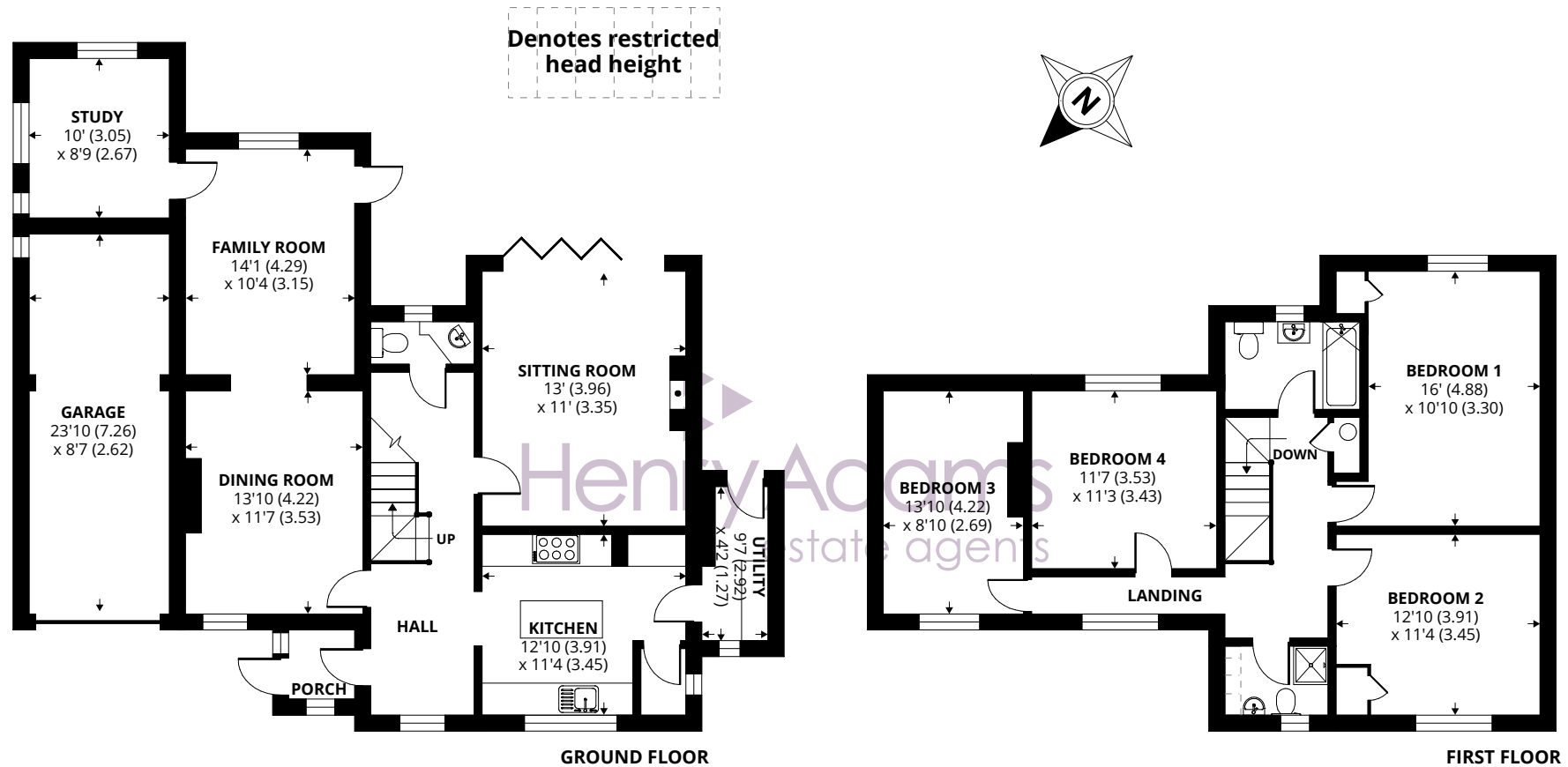
Ascending the staircase, a landing leads to four generous double bedrooms, all benefiting from an abundance of natural light. A family bathroom and a separate shower room cater to the needs of a busy household.

Outside there is a large south-facing garden boasting a spacious patio terrace - perfect for al fresco dining and entertaining. Additionally, a driveway provides effortless parking for several vehicles. The single garage is perfect for storage or workshop area.









Approximate Area = 2100 sq ft / 195 sq m (Includes Garage)

Limited Use Area(s) = 4 sq ft / 0.3 sq m

Total = 2104 sq ft / 195.4 sq m

For identification only - Not to scale



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.

This exceptional property is enviably located within easy walking distance of the village, offering access to an array of amenities, including shops, restaurants, and schools.

Location

Storrington village lies in the lea of the South Downs National Park and has an established range of shops including Waitrose, Costa and a number of independent shops and HSBC bank. There is a health centre and various sporting activities including football club, Pulborough Rugby Club, tennis club and not forgetting the South Downs for walking or cycling or the National Trust Sullington Warren or Sandgate Country Park. The towns of Horsham and Worthing are about 15 and 11 miles respectively with good access to the A24.

The area around provides a wider range of sporting and recreational facilities with West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. Of special note is the RSPB nature reserve at Wiggonholt Brooks. The area has also has bowls and cricket clubs. There is gliding at nearby Parham, theatres at Chichester, Horsham and Worthing and sailing centres all along the coast.



