



Price Range £700,000 - £750,000

Stane Street, Codmore Hill, Pulborough, West Sussex





Stane Street, Codmore Hill, Pulborough, West Sussex RH20 1BQ

Dating back to the 18th Century, this semi detached Grade II Listed cottage offers more than 2200sq ft of internal space, plus a detached garage and workshop / hobby room outside. Fronting the A29 at Codmore Hill, the property is well placed for commuting from and is only a mile and a half from Pulborough mainline railway station, with direct routes to London and Gatwick.

A range of independent and specialist shops are close by, along with two supermarkets and a choice of pubs, cafes, restaurants and takeaways.

Sensitively and tastefully updated, the accommodation offers flexible, family friendly space including a 24ft living room with cosy woodburner, separate dining room with Inglenook fireplace and a small study leading off, plus a beautifully appointed kitchen overlooking the courtyard front garden. There is a shower room downstairs plus a utility room. At the end of the hallway is a double bedroom which could alternatively be used as another reception room. Upstairs are four bedrooms, three of which are really good doubles, the fourth being a small double. The panelled family bathroom with clawfoot bath is superb. There are two cellar rooms accessed from a "secret" doorway and driveway parking to the rear of the property.

The cottage style rear garden offers a wonderfully private, secluded space for children to play or for adults to relax with family and friends.

Country walks will be found almost from the doorstep, making this a great home for lovers of the great outdoors, dog owners or anyone who is simply looking for a property full of period character and charm, with exposed beams and brickwork, beautiful windows and doors.

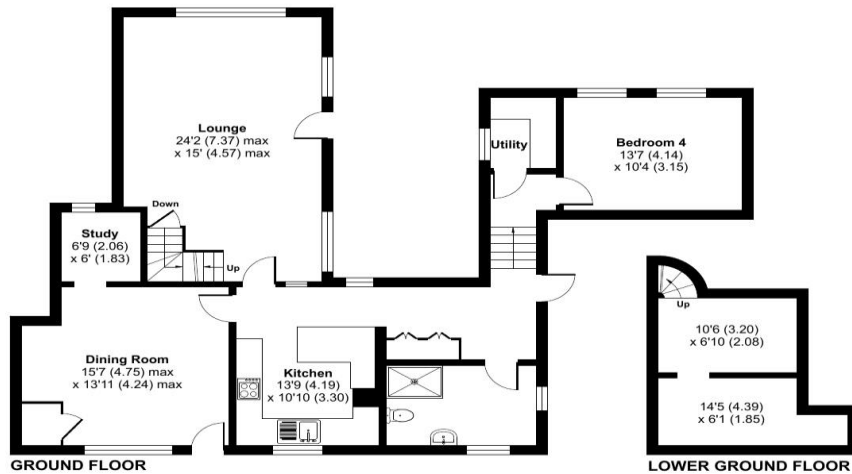
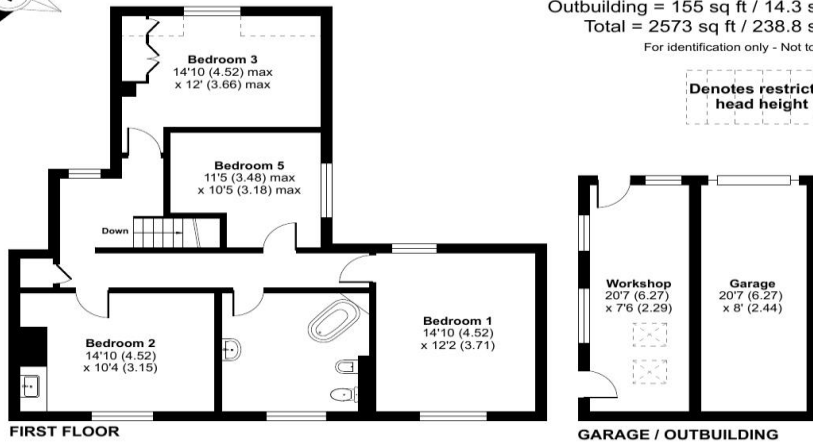




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Approximate Area = 2234 sq ft / 207.5 sq m
 Limited Use Area(s) = 19 sq ft / 1.7 sq m
 Garage = 165 sq ft / 15.3 sq m
 Outbuilding = 155 sq ft / 14.3 sq m
 Total = 2573 sq ft / 238.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Lundy-Lester Ltd. REF: 1173290



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