





Offers Over £1,100,000 Freehold

Detached extended cottage set in a stunning quiet location of desirable countryside with picturesque waterfall in the garden.



- ▶ Large kitchen / dining room with AGA
- ▶ Triple aspect sitting room with wood burner
- ▶ Ground floor cloakroom
- ▶ Three double bedrooms and family bathroom
- ▶ Potential to extend further STPP
- ▶ Grounds approaching one and a quarter acre
- ▶ Picturesque waterfall at the end of the garden for the River Stor

Nestled in the enchanting and sought-after location of Hurston Lane, this captivating 3-bedroom detached house embodies a harmonious blend of traditional charm and contemporary living. Positioned advantageously, this cottage boasts a tranquil setting away from the hustle and bustle, offering a peaceful retreat for its fortunate residents.

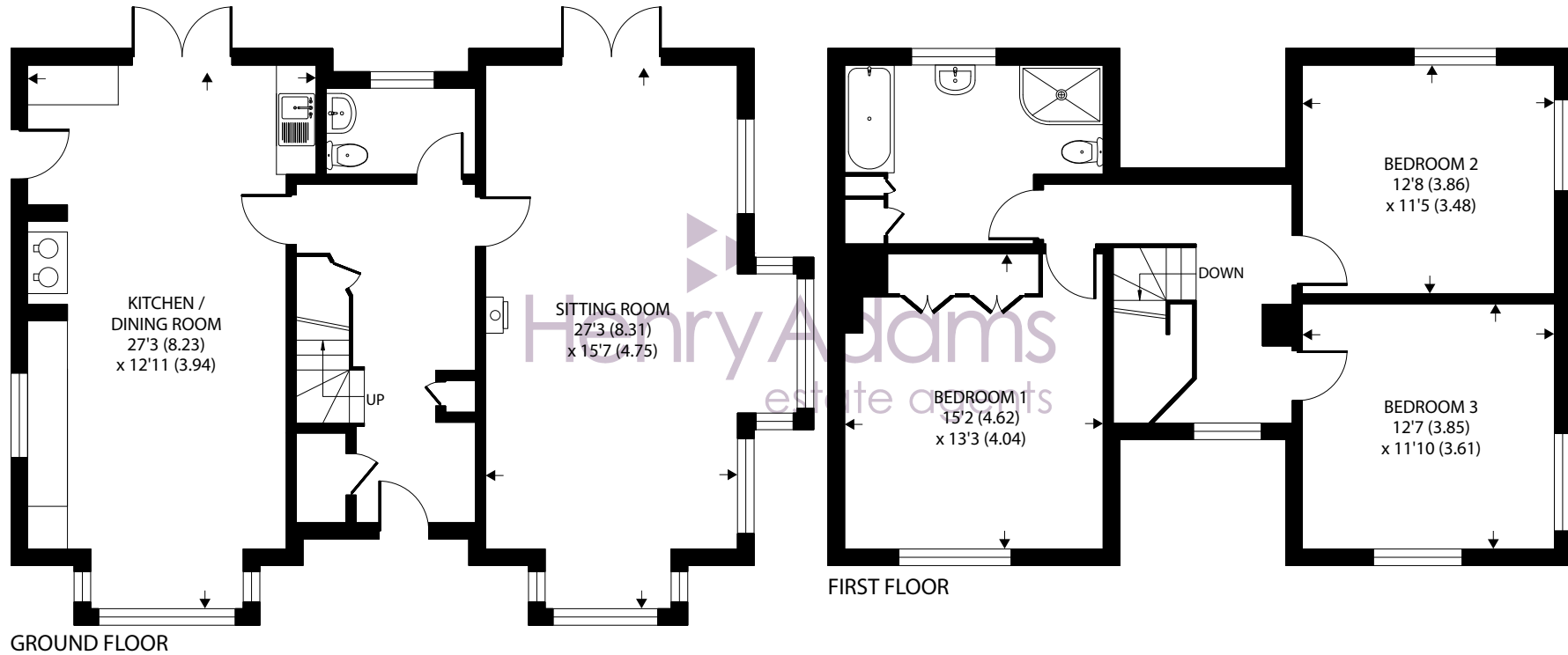
Upon entering, there is a spacious kitchen/dining room featuring an AGA, ideal for culinary pursuits and family gatherings. The triple aspect sitting room exudes warmth with a wood burner, creating a cosy ambience for relaxation and entertainment. Completing the ground floor is a convenient cloakroom, catering to practical needs. Ascending the stairs reveals three generously proportioned double bedrooms and a family bathroom, all appointed to have a lovely outlook over the surrounding countryside.

The property offers potential for further extension, subject to the necessary planning permissions, and offers a unique opportunity for customisation to suit individual preferences. Outside, the grounds sprawl over an impressive one and a quarter acre, offering ample space for outdoor activities, recreation, or privacy. A defining feature of this picturesque abode is the mesmerising waterfall located at the end of the garden, overlooking the serene River Stor, providing a tranquil backdrop for unwinding in nature's embrace.









Approximate Area = 1654 sq ft / 153.6 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.

Encapsulating a haven of peace and serenity the vast expanse stretching to one and a quarter acre offers boundless opportunities for outdoor enjoyment, be it gardening, al fresco dining, or hosting gatherings. The enchanting surroundings of this abode invite residents to immerse themselves in the calming presence of lush greenery and the soothing sounds of the nearby river. The captivating waterfall at the rear of the garden adds a touch of enchantment to the outdoor space, creating a serene retreat and a focal point for contemplation. This property presents a rare chance to embrace a lifestyle interwoven with nature, where outdoor living seamlessly harmonises with the comforts of modern living.

Location

Waterfall Cottage lies on the outskirts of the village of Storrington which 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. A few miles to the west is the village of Pulborough with its main line station to London and the South Coast and further shops for your convenience.

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 also has bowls and cricket clubs. There is gliding at nearby Parham, theatres at Chichester, Horsham and Worthing.

