



Price Range £700,000 - £725,000

Pulborough Road, Cootham, West Sussex





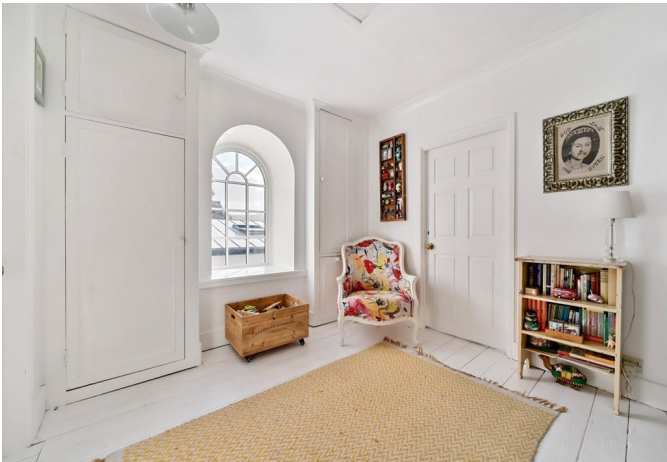
Pulborough Road, Cootham, West Sussex, RH20 4JT

Offering almost 1900sq ft of living space, this detached cottage is believed to date back to the early 1800s and features a wealth of Georgian period features, complemented by some more contemporary touches. Originally part of the Parham estate, the property has been sensitively modernised and improved over the years and now offers very flexible accommodation, including a stunning L-shaped artist's studio, wrapped around a delightful lawned garden.

Set behind large timber gates, there is parking for a number of cars, plus an integral garage / workshop. The 27ft long reception room features a cosy woodburner at either end, with an open staircase in the centre of the room heading up to the first floor. The kitchen looks out onto the rear garden and leads to a useful utility room plus cloakroom/wc. There is a dining area off the kitchen which leads to the most amazing studio room, with sliding glass doors to two sides and a number of large skylights which flood the space with natural light. With a little imagination, this quirky room could be used in so many different ways - perhaps an open plan kitchen / dining / family room, stunning work from home space or even a mini annexe. Upstairs, all three bedrooms will take a double, the principle also featuring an ensuite in addition to the family bathroom.



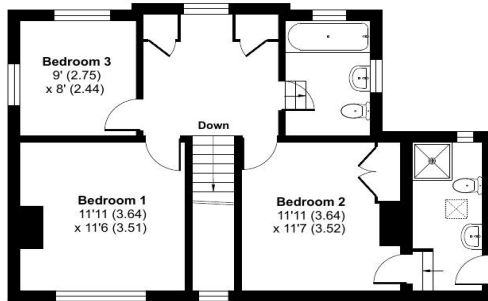
Situated about a mile from the bustling village of Storrington, there are wonderful walks into the nearby South Downs almost from the front door. A range of shops, cafes, bars and restaurants will all be found within a 20 minute walk, along with the pre and primary school, nursery, doctors and dentists. Older children catch a bus to Steyning Grammar or commute to one of a number of excellent independent schools across the area.



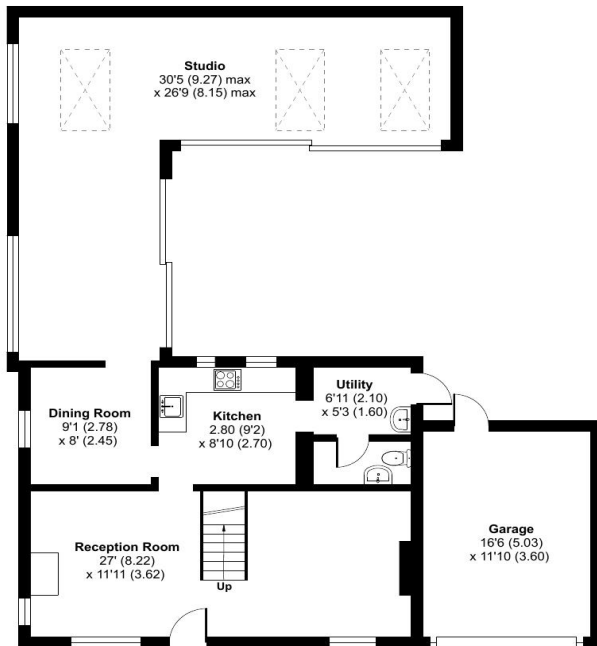
Pulborough Road, Cootham, Pulborough, RH20

Approximate Area = 1643 sq ft / 152.6 sq m
 Garage = 189 sq ft / 17.5 sq m
 Total = 1832 sq ft / 170.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR




Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lundy-Lester Ltd. REF: 1196670



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		53	82
England, Scotland & Wales		EU Directive 2002/91/EC 	



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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.