



Clarke &
Charlesworth

INDEPENDENT
ESTATE AGENTS

A detached Potton Heritage house
in a small group of differing design homes
Enjoying a rural setting
with a lovely country outlook

Garden Cottage

Hungerhill Farm, Coolham Road
Coolham
West Sussex RH13 8QE

Price £530,000

A well-planned 1999-built
Potton Heritage detached home
enjoying rural views

Set in a little non-through group
of interesting properties
including a farmhouse and converted
farm buildings

Garden Cottage at a glance...

- 1,415 sq ft (131.5 sq m) interior; plus garage
- Glorious rural views to the rear
- Practical and well-planned interior with contemporary cottage character
- South facing rear terrace garden
- Attractive enclosed front garden & sunny sitting areas
- Oak floor hall, cloakroom
- Oak floor sitting room with corner woodburner
- Feature 23ft kitchen with family dining room
- Impressive 22ft wrap-around conservatory
- 3 bedrooms, 2 bath/shower rooms
- Main bedroom and bedroom 2 with Juliet Balcony
- En-suite shower room & walk-in wardrobe
- Oil heating (radiators), double glazing
- Garage and additional parking area
- EPC D 64
- Available with no forward chain

These details Copyright © Clarke & Charlesworth Limited
Managing Director: Clive Pightling Ref: 81A71CP



Ground Floor

• Wide recessed porch

Exposed timbers, paved base, courtesy light and cottage style front door.

• Entrance hall

Oak flooring and double glass and timber doors to the sitting room. Light entering from the front, exposed brick panel. Staircase with square balustrades to the first floor and cupboard beneath, with provision for washing machine.

• Cloakroom

Matching oak flooring. Corner basin and WC. Front window.

• Sitting room

An attractive room with oak flooring, a corner fireplace, oak beam and woodburner stove. Paved hearth. Window and double doors to the conservatory, looking to countryside beyond.

• Impressive L-shape conservatory

A wonderfully light wrap-around room with a country outlook. Terra cotta floor tiles, plenty of room for dining and other furnishings. Leading round to:

• Work area/gym space

A useful extra space that could be screened off if required.

• Feature kitchen/breakfast & family dining room

A light and well-planned through room, both areas providing plenty of space. The kitchen area is comprehensively fitted with lots of storage and an excellent supply of base, drawer and wall cabinets with matching plate rack and cookery bookshelves. Granite-style worktops, wide peninsular breakfast bar and counter defining the two areas. Inset sink & mixer. Inset hob, oven & grill, cooker hood & lighting. Integral fridge freezer & dishwasher. Downlighters and counter lighting. Wide front window, oak flooring, through to:

• Family dining/breakfast room

Pleasant green outlook through recent double glazed French doors to the rear garden). Plenty of room for family dining table & chairs.

First Floor

• Landing

Door to useful storage area off the half landing. Airing cupboard with Megafluo-style hot water system & tank.

• Main Bedroom

An interesting semi-vaulted bedroom with French windows and a Juliet balcony. Rural outlook, Velux window, exposed beams. Deep walk-in wardrobe with light.

• En-suite shower room

Classic white & chrome bathroom ware, wide plain glass shower with thermostatic mixer and drench shower head. Pedestal basin, WC. Ceramic tiling, ribbed wood floor. Downlighters. Extractor fan, ladder towel rail.

• Bedroom 2

A good double room, again with French windows and a Juliet balcony. Similar rural outlook.

• Bedroom 3

An L-shape room, currently used as a study. Eaves storage cupboards, dormer style window to the front. Room for wardrobes.

• Family bathroom

A roomy bathroom with sealed wood flooring, ceiling beam and classic white & chrome bathroom ware. Panel bath with chrome mixer & spray. Pedestal basin, WC. Front window, ladder towel rail.

Outside

• Drive & additional parking area

Arch and front gate into the garden. There is further general visitor parking nearby.

• Detached garage

Up & over door, light & power. Garden shed, Plastic oil storage tank

• The gardens

Side gate & path to the south-facing paved rear garden, enjoying a lovely rural outlook with no immediate neighbouring property behind Garden Cottage. Double doors lead out from the dining area and conservatory, with a brick-built barbecue, sitting areas and a post & rail rear fence. Rhododendrons, hydrangeas and other shrubs.

Garden Cottage has its larger and attractive front garden enclosed by close-board fencing, with climbing plants, two areas of lawn and a paved path to the front door. The position gives areas of sun and shade, with granite-sett edged borders containing colourful shrubs & flowers; and a decking play area with a pebble border.



• Viewing

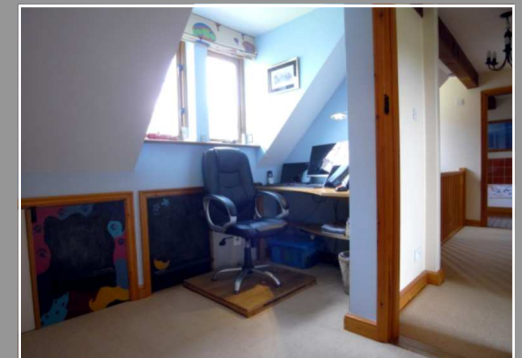
Only by appointment please, with the sole agents.

• How to find us

Turn into Church Street from the High Street by Bunces Hardware Store and we are 50 yards along on the right, near the Old Forge Deli, with 20 minute free parking usually available outside.



Clarke &
Charlesworth
INDEPENDENT
ESTATE AGENTS



Pictures clockwise from top left: The conservatory, Front garden view, Main bedroom, Part of Bedroom 3/Study En-suite to main bedroom, The hall & staircase, Bedroom 2 of 3 with Juliet balcony



Location

The hamlet of Coolham lies about 3.5 miles to east of Billingshurst which provides excellent local facilities including shops, village inns, restaurants and a main line rail service to London Victoria/London Bridge in about 65 minutes. Within a short drive is the lively village of Storrington with its good local shops and traders for everyday needs, plus a large Waitrose store and new Costa. The A272 & A24 are accessible with links to major road networks and Gatwick is about 40 minutes by car.

The larger centre of Horsham is about 7 miles to the north, which together with Brighton, Chichester & Horsham, has the top High Street shopping names and hosts theatre productions, plus a variety of cultural events & exhibitions.

Sports enthusiasts can enjoy golf at West Sussex Golf Club and West Chilmington, horse racing and the renowned Festival of Speed & Revival motor sports at Goodwood, with show jumping at Hickstead, and sailing out of Chichester. Miles of footpaths and bridle paths across the beautiful South Downs and Nepcastle grounds nearby are open to the public with tree houses, nature walks and wildlife. There are excellent schools nearby in both the state and private sector including The Weald, Steyning Grammar, Windlesham House School, Lancing College, Christ's Hospital and Hurstpierpoint.

The property

Garden Cottage is a Potton Heritage home, the company being well known for its specially tailored properties with individuality and good design. Situated in a converted farm complex with a range of other interesting cottages and the original farmhouse, this is a pleasant little community in a country setting without being isolated. The rural outlook at the rear takes the eye through to greenery, fields and countryside.

The well-planned interior has a modern-cottage feel to it, with features of architectural interest coupled with practical living and easy maintenance. A large kitchen dining room is the social hub of the house, which is great for family dining and children, whilst the large sitting room is cool in summer and cosy in winter with its corner fireplace and woodburning stove. Wrapped around the sitting room is a fine living/conservatory with rural views and the facility to section a part off as a work or study area.

The mature garden creates a pleasant setting with areas in sun and shade, and there is additional drive parking as well as the garage.

Garden Cottage will suit a family or downsizers equally well and we recommend early viewing.

Garden Cottage, Coolham

Approximate Gross Internal Area = 131.5 sq m / 1415 sq ft
 Garage = 15.9 sq m / 171 sq ft
 Total = 147.4 sq m / 1586 sq ft

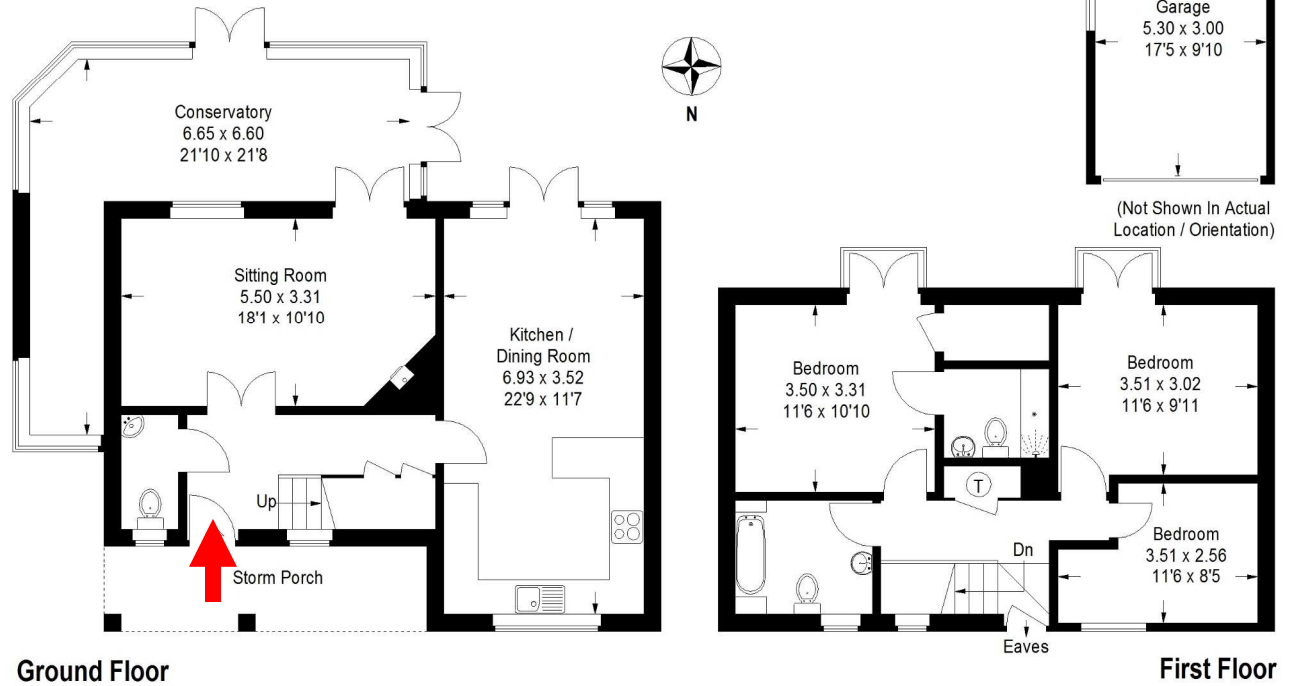
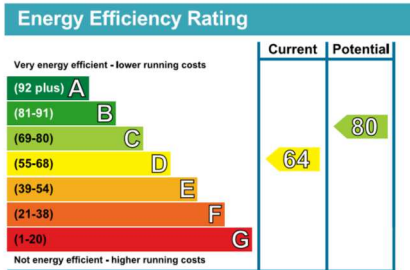


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID 252198)



IMPORTANT NOTICE

These details have been prepared in good faith to give a fair overall view of the property. We have not undertaken a structural survey, nor tested services, appliances, equipment or facilities are in working order. Any area, distance or measurement is given as a guide only and should not be relied upon. Do not scale from floorplans, which are provided as a schematic guide. If any details are fundamental, please contact us for information. We also advise checking availability before travelling to view any property. Pictures do not necessarily imply that an item shown is included in a sale, and wide angle imaging is used to include greater detail than a standard camera lens.

THESE DETAILS ARE BELIEVED TO BE CORRECT BUT THEIR ACCURACY IS NOT GUARANTEED & THEY DO NOT FORM PART OF ANY CONTRACT

01903 74 12 12

12 Church Street Storrington West Sussex RH20 4LA
 email: property@clarkeandcharlesworth.com

www.clarkeandcharlesworth.com

