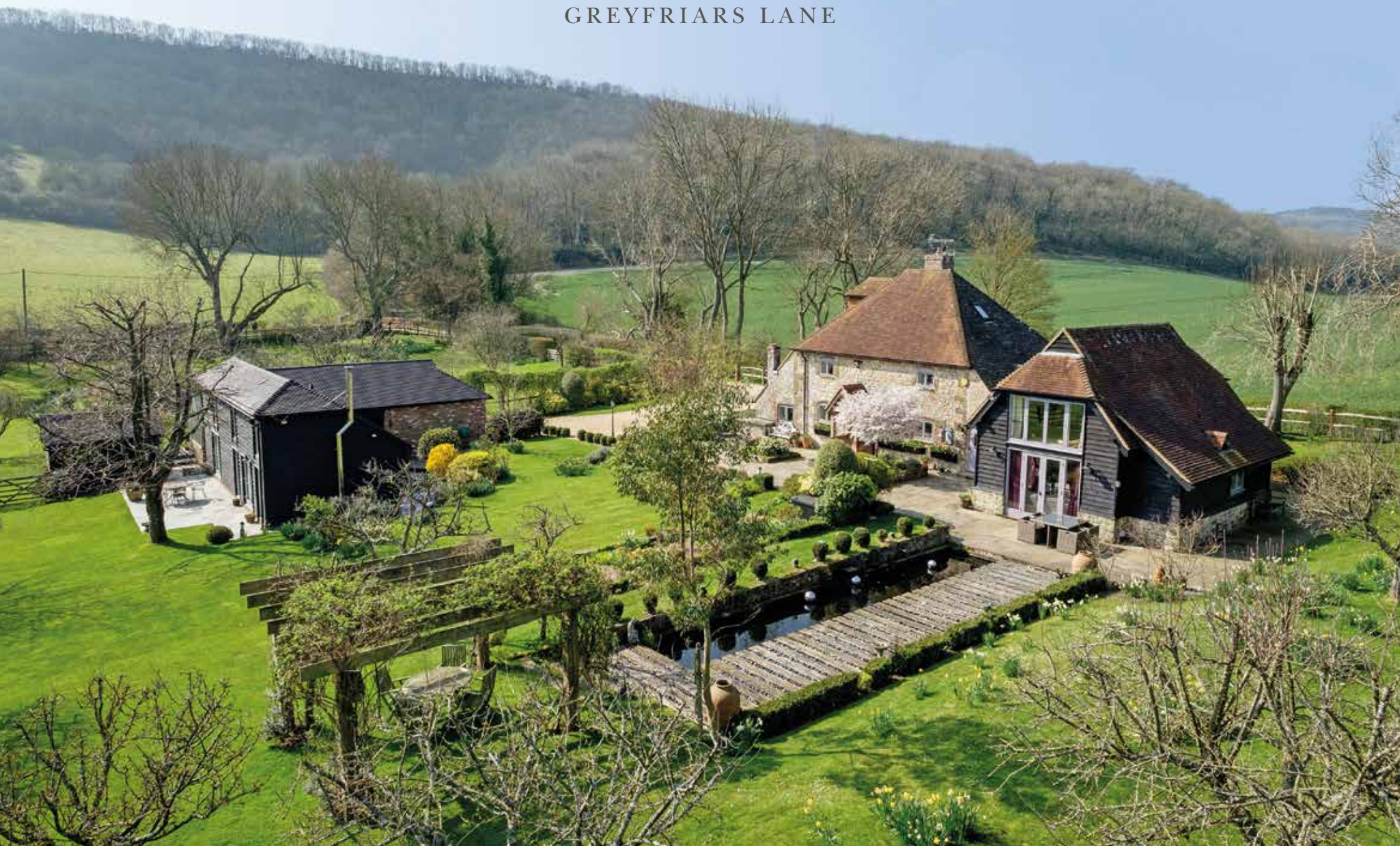


COLDHARBOUR

GREYFRIARS LANE





COLDHARBOUR

GREYFRIARS LANE, STORRINGTON, WEST SUSSEX, RH20 4HE

*Spectacular country cottage with annexe
in an idyllic setting within the South Downs*

Drawing room | Sitting room | Kitchen/dining/family room | Utility room | Porch/boot room | Study/mezzanine

Master bedroom | 2 further bedrooms | 2 bathrooms

Guest barn with sitting room, double bedroom and bathroom

Superb landscaped gardens

Double garage

Amounting to approximately 3.35 acres

Mileages

Storrington 0.8 mile | Pulborough 5.4 miles | Petworth 11.3 miles

Brighton 21 miles | Gatwick 28.6 miles | London 54 miles

(All mileages are approximate)



SAVILLS PETWORTH

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SITUATION

The nearby village of Storrington provides a very good range of local shopping including a Waitrose supermarket, cafes, restaurants, pubs and a selection of speciality shops and services. Two larger and well-known supermarkets are to be found in Pulborough where there is also a main line station offering a regular service to London with journey times from 72 minutes. From Pulborough there are also direct rail links to Gatwick. More extensive shopping, leisure and cultural amenities may be found in Chichester and Horsham.

Road communications are good with the main A29 and A24 trunk routes providing the north-south link for London and the M25.

There is a choice of good schools within reach including Windlesham House, Dorset House, Great Ballard, Seaford College and Slindon College among others.

Recreational opportunities include golf at a number of clubs within easy reach including West Sussex, polo at Cowdray Park, racing and flying at Goodwood, gliding at Storrington and sailing at Chichester. In addition the RSPB centre at Pulborough Wild Brooks is a superb venue for birdwatching or simply walking the woods and wetlands. The area benefits from a network of footpaths and bridleways linking you into the nearby South Downs National Park.





Barn Annexe



DESCRIPTION

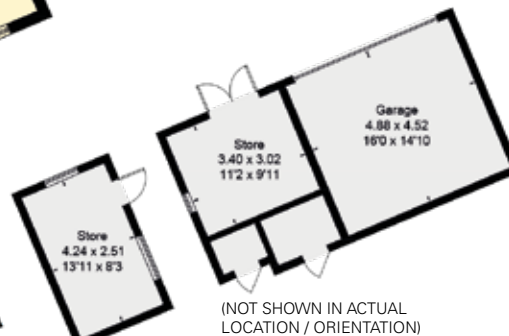
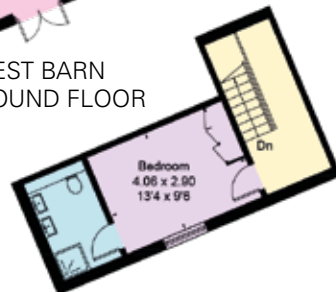
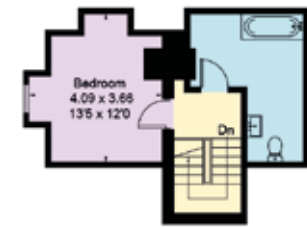
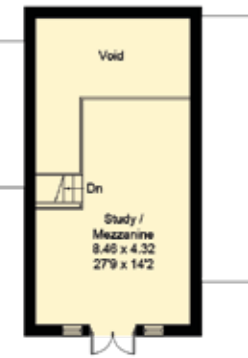
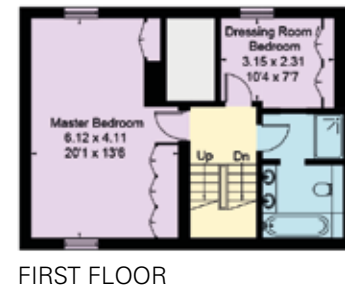
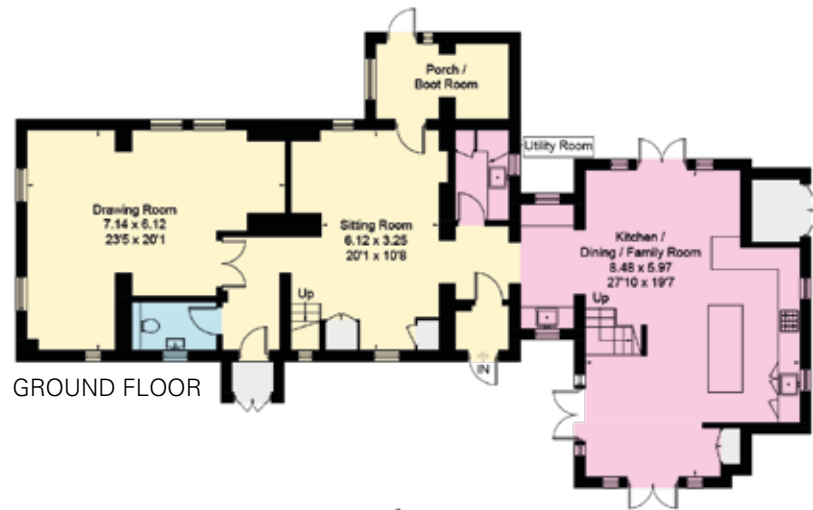
Coldharbour occupies a most glorious and idyllic position, nestled in the lee of the South Downs and within the National Park itself, affording magnificent views in all directions. Approached via a long lane it offers privacy and seclusion yet is still conveniently placed for the nearby town of Storrington.

Coldharbour was originally formed from two cottages dating back, we believe, to the 1600s and is unlisted. Recent years have seen extensive refurbishment to create a superbly comfortable, elegant and beautifully appointed home, ideal for full time living or as a weekend country retreat.

The property combines the benefits of old and new with underfloor heating beneath the attractive Artisans Roche Marron limestone flooring which extends throughout the ground floor up to the drawing room, a new bespoke hand painted kitchen incorporating Miele appliances, and Porcelanosa bathrooms and cloakroom whilst retaining many original features such as the exposed timber beams and vaulted ceilings.

Internally, the house offers two welcoming reception rooms both with inglenook fireplaces and log burning stoves. The well-appointed kitchen/dining/family room is the heart of the home with its impressive central island and a further dining and seating area. The room benefits from access out to the patios and gardens and is wonderfully spacious enjoying light from all four sides. Above the kitchen is a mezzanine area, currently used as a study, with views overlooking the beautiful gardens on one side and rolling fields on the other. The first floor currently comprises of a master bedroom with fitted wardrobes, a separate dressing room/bedroom and a bathroom with shower. On the second floor, is a guest suite comprising of a further double bedroom with separate bathroom.

In addition, the property benefits from a beautifully presented, self-contained, one-bedroom guest barn over two floors, ideal for multi-generational living. The ground floor has a superb, spacious sitting room with a vaulted ceiling and log burner along with a separate Porcelanosa kitchen, cloakroom and utility. The second floor comprises a double bedroom with en suite shower room.



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Approximate Floor Area = 231 sq m / 2484 sq ft
 Garage = 22 sq m / 236 sq ft
 Potting Sheds/Tool Sheds = 25 sq m / 265 sq ft
 Guest Barn = 76 sq m / 820 sq ft
 Total = 354 sq m / 3805 sq ft





OUTSIDE

Externally, the gardens have been beautifully landscaped and are a key feature of the property.

Carefully laid out and full of colour, they provide a haven of tranquillity with the far-reaching views across the South Downs as a perfect backdrop. There are extensive paved terraced areas suitable for outdoor entertaining and enjoying the stunning views. The property is also ideally placed for walking and horse riding with direct access to the downs.

The property has its own borehole for water, in addition to mains supply, and full irrigation to the garden and window boxes as well as a superb Alitex greenhouse.

The grounds are a combination of formal gardens with an abundance of flowers, shrubs and specimen trees and a fenced

paddock beyond amounting to approximately 3.35 acres in total. To the side of the property is ample parking for several cars and a double integral garage is attached to the guest barn.

SERVICES

Mains water plus the benefit of a separate bore hole. Mains electricity, LPG gas and private drainage.

LOCAL AUTHORITY

Horsham District Council - 01403 215100

EPC Rating - F

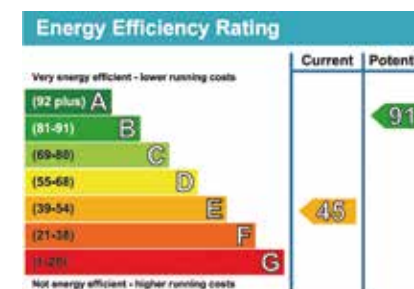
ENERGY PERFORMANCE

A copy of the full Energy Performance Certificate is available upon request.

Mains House



Annexe



FIXTURES & FITTINGS

Certain fixtures & fittings such as the fitted carpets, curtains, light fittings and garden statuary are specifically excluded from the sale but may be available by separate negotiation.

DIRECTIONS

Upon entering the village of Storrington, turn south into Church Street from the High Street. Proceed ahead into Greyfriars Lane until the lane divides at the foot of the hill and keep right. Proceed all the way up the track, keeping to the right and Coldharbour can be found at the very end.

VIEWING

Strictly by appointment with Savills.

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