



EEDES COTTAGE

BURY GATE

savills



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BURY GATE, PULBOROUGH, WEST SUSSEX

*A charming country house situated in the heart
of the Sussex countryside*

Mileages

Pulborough 4 miles • Petworth 5 miles • Guildford 26 miles
• Gatwick 32 miles • London 58 miles
(All mileages are approximate)

Private and rural situation

Family kitchen/dining room, sitting room, study

Master bedroom with dressing room and en suite

Two further bedrooms both en suite

Beautiful mature gardens

Stables, studio, car port

Amounting to approximately 1.7 acres



Savills Petworth

Exchange House, Petworth,
West Sussex, GU28 0BF

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Description

Eedes Cottage is a half tile hung country house which in recent years has been extensively refurbished creating a delightful and well-appointed home.

Internally, the house has a comfortable sitting room with stone fireplace and log burning stove and French doors open on to the terrace and garden. The hall leads to the family kitchen which is very much the heart of the home and measures in excess of 30 ft. There are an extensive range of fitted units with granite work surfaces, central island, Rangemaster cooker and fitted appliances including wine fridge. There is a further seating area ideal for entertaining. The dual aspect kitchen provides a real feeling of space and light and again has doors out to the garden.

A study, utility room and shower room complete the downstairs accommodation.

On the first floor there are three generous bedrooms, all en suite and the master bedroom benefits from a dressing room.

Outside

The property has an impressive carriage driveway which is bordered by espaliered trees and sweeping lawns continuing to a large parking area and double car port.

Eedes Cottage sits well within its land and the mature gardens have been well maintained with a backdrop of many specimen trees.

The terrace envelops the south and west elevation and offers several seating areas to relax and entertain.

A studio offers further potential for a variety of uses and is currently used for storage and there is also a stable block.

In all the gardens extend to about 1.7 acres.

Situation

Located in a rural position amidst farmland and the neighbouring Bignor Park Estate, Eedes Cottage is situated between the villages Bury and Fittleworth. Bury has a number of useful facilities including a village hall, the Squire and Groom public house and a renowned and well stocked farm shop. There are two local schools, Bury Church of England Primary School and Dorset House.

The nearby town Pulborough offers more extensive facilities for and 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.

Recreational opportunities in the area are many and varied. There is golf at a number of clubs in the area including The West Sussex at Pulborough, Chiddingfold and Cowdray Park. There is polo at Midhurst, horse racing at Goodwood and Fontwell Park, sailing at Chichester and flying at Goodwood. The world famous motor sport events at Goodwood include the Festival of Speed and the Revival Meeting. In addition the surrounding countryside provides ample opportunity for walking and riding.



Tenure

Freehold

Services

Mains water and electricity. Private drainage.

Postal Address

Eedes Cottage, Bury, Pulborough, RH20 1EZ

Important Notice

Photographs taken April 2019.

Local Authority

Chichester District Council – 01243 785166

Fixtures & Fittings

Certain fixtures and fittings are specifically excluded from the sale but may be available by separate negotiation.

Energy Performance

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

Viewing

Strictly by appointment with Savills.



FLOORPLANS

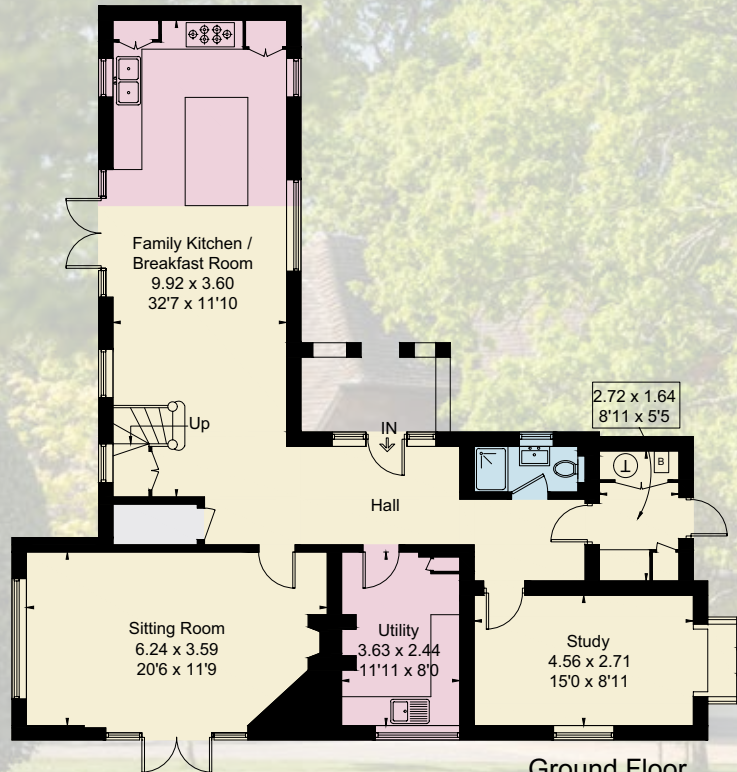
Gross Internal Area (approx) = 193.9 sq m / 2087 sq ft

Studio = 16.5 sq m / 178 sq ft

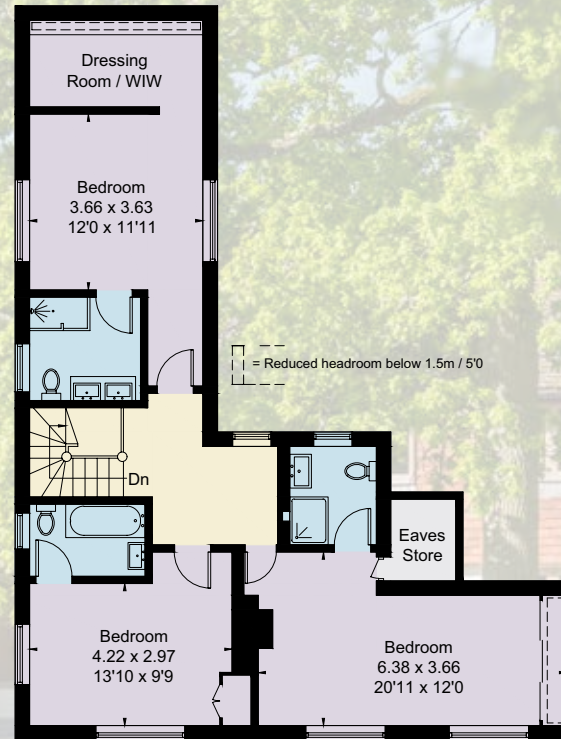
Stables = 42.6 sq m / 458 sq ft

Total = 253 sq m / 2723 sq ft

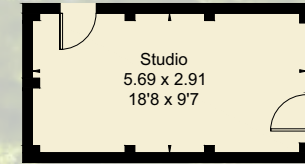
(Excluding Carport)



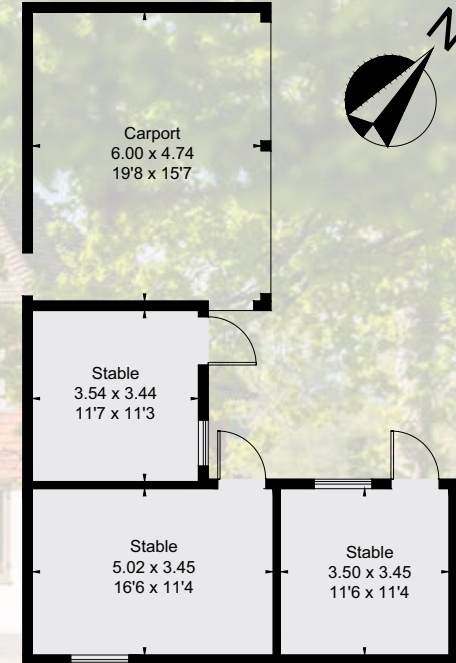
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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