



COURT COTTAGE

PULBOROUGH



CHARMING GRADE II LISTED COTTAGE IN THE HEART OF PULBOROUGH

Kitchen ♦ dining room ♦ sitting room
♦ 3 double bedrooms ♦ 2 bath/shower rooms
♦ pretty South facing gardens ♦ courtyard
♦ wonderful views to the Downs ♦ period features throughout ♦ garage ♦ garden store

Description

Court Cottage is a delightful attached period property set in a convenient yet private location. The downstairs accommodation comprises kitchen with characterful beams, dining room with fireplace and a wonderfully light double aspect sitting room with a bay window, open fire and views across the garden.

There is also the benefit of a small but useful study area and a practical separate utility space and shower room.

Upstairs, there are three double bedrooms and a family bathroom. The bedrooms have built in storage and boast fantastic views.

Outside, the beautiful south facing gardens are mainly laid to lawn with flowering borders and delightful seating areas. The property has electric gates leading onto the driveway with space for several cars, a garage with historic planning permission to convert to a double (DC/08/1570) and an outside store, both with power and water supply.



Situation

Pulborough is a well-served town and offers supermarkets and local shops, medical, dental and veterinary services, a library, and direct trains to London Victoria (from 72 minutes) and the south coast. The larger village of Billingshurst has a useful range of shops and services including a leisure centre, with rail links as above. The picturesque market town of Petworth has a selection of independent shops and restaurants. Adjoining the town is the historic National Trust property Petworth House and Park. Larger towns in the area are Chichester, Horsham and Guildford.

Within easy reach of Court Cottage are some outstanding sporting facilities: golf at the West Sussex, racing at Goodwood, polo at Cowdray Park and birdwatching at Pulborough Brooks RSPB reserve. Schools in the area include St. Mary's in Pulborough, The Weald in Billingshurst, Christ's Hospital School near Horsham, Dorset House in Bury and Seaford College near Petworth.

Tenure: Freehold

Services: All mains services available.

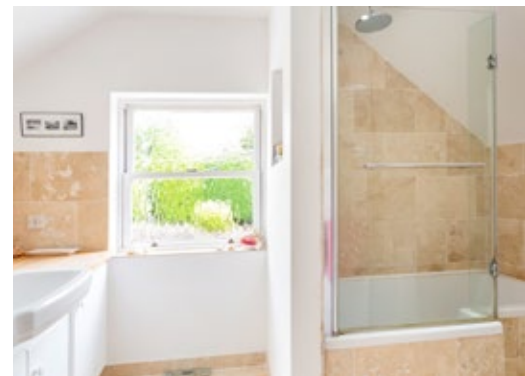
Postal Address: Court Cottage, Moat Lane, Pulborough, West Sussex, RH20 2DF

Important Notice: Photographs taken May 2019

Local Authority: Horsham District Council

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

Viewing: Strictly by appointment with Savills.

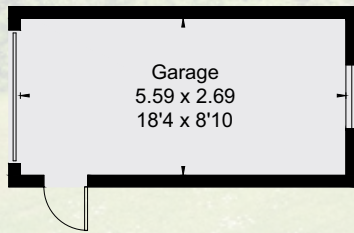
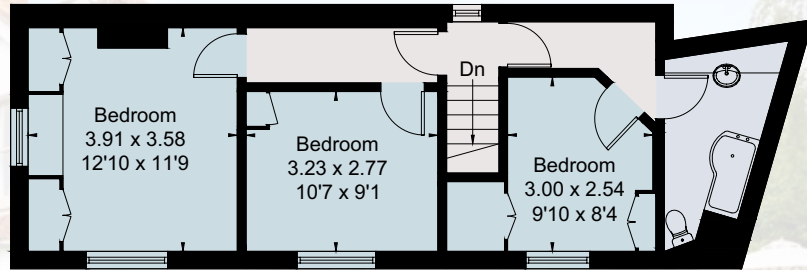


FLOORPLANS

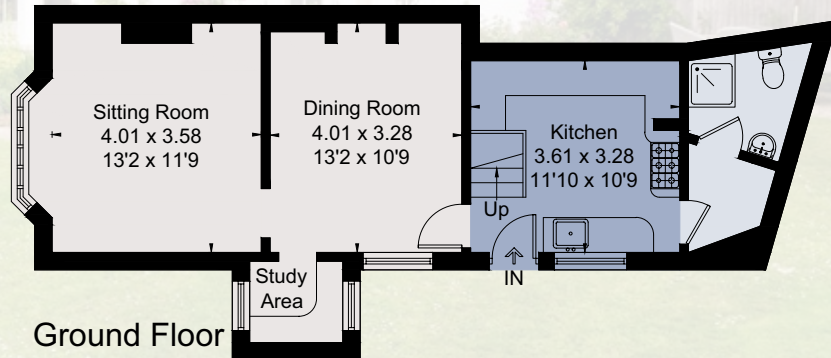
Approximate Floor Area = 96.2 sq m / 1035 sq ft

Outbuildings = 16.6 sq m / 179 sq ft

Total = 112.8 sq m / 1214 sq ft



Outbuildings



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