



Historic cottage in an enchanting location

Waterfall Cottage, Chantry Lane, Storrington, Pulborough, RH20 4AB

Freehold



Character cottage • Sitting room • Kitchen/dining • Store and cloakroom • 3 bedrooms • Bathroom • Detached one bedroom guest suite / home office • Lovely gardens • Parking and driveway

Description

Waterfall Cottage, lying within the South Downs National Park and nestled at the foot of the Downs, is a Grade II listed property with features associated with its period dating circa early 1700s. At one point in its history it was a fulling mill supplied from the spring fed ponds from the South Downs and remained a working mill into the 19th century. The cottage was subject to modest additions during this era and the current owners have been sympathetic custodians during their ownership ensuring its charm and character have been retained. Approached over a shingle driveway the stone cottage comprises a sitting room with wide fireplace and doors opening on to the garden. The fitted kitchen has a range of units and can comfortably accommodate an extended family for dining. An adjoining store and cloakroom complete the ground floor. On the first floor are a pair of good-sized light bedrooms with pleasing aspects over the gardens and neighbouring farmland with a family bathroom. A staircase leads to a charming top floor bedroom with a wonderful southerly outlook to the Downs.

A stone, tile hung and slate roofed detached one bedroom guest suite/home office was converted in recent years

creating a versatile annexe building with a generous sitting room/bedroom with shower room together with a staircase leading to a large storage space. The gardens are of particular note comprising wide areas of lawn bisected by the drive which provides parking for several cars, while a delightful stream leading from the Downs runs over chalk beds meandering around the perimeter. Sheltered by a number of mature trees and high hedges, the gardens offer shade and privacy whilst retaining a glorious outlook over neighbouring land to the top of the South Downs.

Situation

Located a little over a mile from the centre of Storrington, Chantry Lane leads to the top of the South Downs offering the most stunning scenery and providing access to the South Downs Way which stretches from Winchester to Eastbourne.

Storrington provides a 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 A24 and A29 trunk routes providing the north-south link for London and the M25. There is a good choice of schools within reach including Windlesham House, Dorset House, Great Ballard, Seaford College, Hurstpierpoint 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 in 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 within the South Downs National Park with direct access from Chantry Lane, or across the fields, onto the South Downs Way.

Tenure
Freehold

Viewing
Strictly by appointment with Savills.



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Approximate Area 144.0 sq m / 1550 sq ft

Annexe 45.5 sq m / 490 sq ft

Total 189.5 sq m / 2040 sq ft



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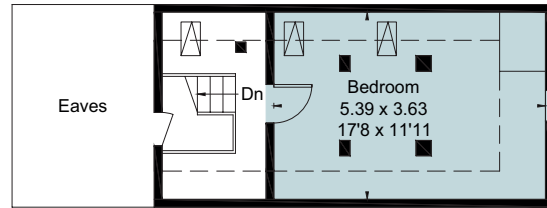
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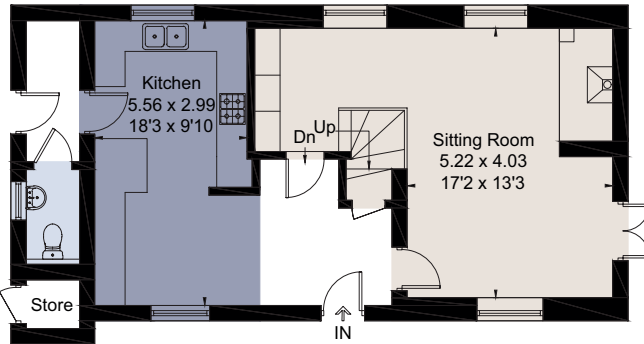
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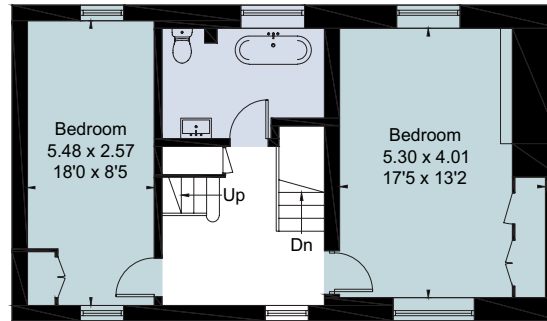
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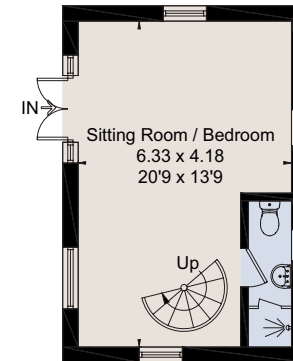
Second Floor



Ground Floor

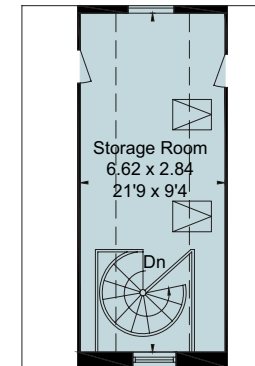


First Floor



Annexe - Ground Floor

(Not Shown In Actual Location / Orientation)



Annexe - First Floor

For identification only. Not to scale. © 210622KG

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