

1 Crown Cottages

Cootham, Pulborough, West Sussex RH20 4JT



PRICE ON APPLICATION



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Location and Surrounding Areas

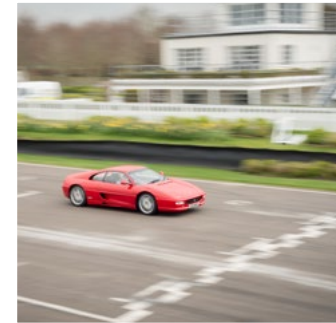
1 Crown Cottages is situated in the sought after area of Cootham in beautiful West Sussex. The cottage is within a mile of Storrington town centre.

The leafy town of Storrington, rich in conservation areas is at the foot of the picturesque South Downs. Nearby (National Trust) Heath Common, the RSPB Pulborough Brooks Nature Reserve, alongside the woodlands and heathlands of Sandgate Park; a 30 acre stretch of countryside abundant with wildlife, offers enchanting countryside walks.

This charming cottage incorporates thoughtful new design and technology whilst maintaining the character of the original building, resulting in a very unique home.



Storrington - 0.9 miles / Pulborough - 3.9 miles / Amberley - 3.3 miles / Worthing 10.1 miles / Horsham - 15.4 miles / Gatwick Airport - 31 miles / Heathrow airport - 54.8 miles / Central London - 54.9 miles / Trains from Pulborough to London Victoria - about 80 minutes / Trains from Amberley to London Victoria - about 90 minutes



Local Amenities

Shopping - Storrington offers a range of local shops and businesses for daily needs. The main supermarket is Waitrose. Pubs and restaurants, a community market, a church, local post office and a library make Storrington a bustling place. Nearby Worthing and Horsham add a larger range shopping, leisure and sports centres, cinemas, cultural amenities and theatres.

Transport Links - Mainline train stations are from Pulborough or Amberley both travelling direct to London Victoria. By Road access routes to the A24 are minutes away and International airports London Gatwick and London Heathrow (M23/M25) are easily accessible.

Schools - There are many schools within easy reach. Private schools in the area include Windlesham House School among others. Storrington town has a Primary School with Steyning Grammar School close by.

Recreational - Within easy reach of the Downs, Storrington has plenty of activities on offer. There is an excellent leisure centre for indoor sports and physical recreation. Between Storrington and Pulborough on the A283 there is an airfield at Parham, home to the Southdown Gliding club. At nearby Goodwood there is a large flying school at the aerodrome, an excellent racecourse and motor racing at the famed Goodwood racetrack. From golf to horse riding, Cowdray Park polo to sailing opportunities along the South coast; Storrington is a perfect base for adventure.

A Renovation Project

A beautifully renovated and extended Grade II listed cottage with an abundance of character. Whilst the cottage has been subject to much renovation throughout it still maintains its charm with many of its original features.



Exterior

The new additional feature to the cottage quietly impresses with large double glazed floor to ceiling windows creating a 'room in the garden'. The original building has been regenerated retaining its delightful character.



Ground Floor

From the front door, an enclosed entrance with York stone flooring and inner panel door leads to the family living area. The kitchen/dining, the study area and inner utility area leading to the shower room are all easily accessible from the sitting room.

Sitting Room

The open plan design features exposed brick fire surround with oak mantel over with inset cast iron wood burning stove. The York stone flooring and feature exposed beams make for a cosy setting and there is ample storage space with a large cupboard next to the fireplace and another under the stairs.

Kitchen / Dining Room

The kitchen / dining with exposed beams and inset double glazed floor to ceiling windows give the most delightful outlook over the rear garden, with direct access to the garden through the folding double doors. The kitchen features integrated appliances and built in oak shelving. The exposed oak ceiling beams and York stone flooring are just the beginning of the thoughtful design incorporated during the renovation.



First Floor

The first floor and landing features part panelled walls, exposed oak beams and recessed shelved area with cupboard.



Master Bedroom

The master bedroom features an exposed chimney breast and fireplace with a beautiful oak beam. It boasts a built in wardrobe with extra shelf storage and a recessed area containing built in drawers. It has soft carpeted flooring and the renovation celebrates the uniqueness of the charming cottage style. This delightful master bedroom also has its own ensuite.

Master Bathroom

The ensuite bathroom has a panel bath with a fitted chrome shower attachment and folding glass and chrome screen, it features a beautiful traditional full pedestal basin and matching WC. The heated vertical towel rail is perfectly positioned with considerate design.

Bedroom 2

The second bedroom features exposed oak beams and beautiful part panelled walls. It has soft carpeted flooring, a cast iron radiator and a built in storage cupboard.





Garden

The front garden of 1 Crown Cottages is designed and planted with attractive flowers and shrub borders. A circular paved pathway leads to a rear section of garden with a shaped lawn area, circular paved patio area and timber garden shed.

Ground Floor



First Floor



Sitting Room 14' 10" x 15' 5"

Kitchen / Dining Room 15' 3" x 11' 3"

Study Area 5' 8" x 5' 7"

Utility Area

Shower Room 5' 8" x 5' 7"

Master Bedroom 10' 9" x 11' 0"

Master Bathroom

Bedroom 2 8' 0" x 6' 2"

Specifications

General

Heating

- Underfloor heating throughout the ground floor with thermostats in each room. Manifold control found in under stairs cupboard.
- Heated towel rails in all bathrooms.
- Mains gas boiler

Security

- Motion sensor security lighting.
- Multi-point locking system on all external doors.
- Smoke alarms and Heat detector Alarm.

Wifi, Audio Visual and Networking

- Network and cable fittings in place.

Garden

- West-facing landscaped gardens.
- Secluded seating area featuring brick paving.
- Outside water tap facility
- Covered outdoor plug socket.
- Garden shed.

Utilities

- Mains electric, gas and water.
- Mains drains.
- Installed phone line.

Ground Floor

Entrance

- Panelled front door into enclosed entrance.
- York stone flooring with underfloor heating.
- Inner panel door leading to Sitting room.

Sitting Room

- Feature traditional exposed brick fire surround with oak mantel over and inset cast iron wood burning stove.
- York stone flooring with underfloor heating.
- Exposed beams.
- Understairs storage cupboard.
- Cupboard housing electric meters.
- Directional spotlights.
- Painted walls.

Kitchen/Dining

- Delightful views of the garden with the floor to ceiling windows.
- Exposed oak ceiling beams.
- York stone flooring with underfloor heating.
- Folding double doors onto rear garden.
- Shaker style fitted kitchen with fully integrated range of kitchen appliances.
- Corner Blanco Silganite sink with 1½ bowl single drainer sink unit and stainless steel swan neck mixer tap and washing up liquid dispenser.
- Solid wood countertops.
- Directional spotlighting.
- Painted walls.

Study Area

- York stone flooring with underfloor heating.
- Exposed oak ceiling beams.
- Oak working surface.
- Telephone point.
- Double glazed oak frame door leading to side access.
- Directional spotlighting.
- Painted walls.

Inner Utility Area

- Solid Oak door.
- Stainless steel single drainer sink unit with swan neck mixer tap.
- York stone flooring with underfloor heating.
- Working surface with cupboard under with space for washer/drier.
- Painted walls.
- Directional spotlighting.
- Velux window.

Shower Room

- Walk in shower area with fitted independent shower attachment.
- York stone soak away and flooring.
- White Ceramic WC
- Heated towel rail.
- Underfloor heating.
- Vanity unit with countertop vessel basin and mono tap.
- Tiled and Painted walls.
- Exposed oak ceiling beams.
- Solid oak door.
- Directional spotlighting.
- Velux window.

First Floor

Master Bedroom

- Feature exposed chimney breast and fireplace.
- Exposed feature oak beam.
- Pendant lampshade lighting.
- Cast iron radiator.
- Carpeted floor.
- Painted walls.
- Built in cupboard housing factory insulated pressurised cylinder with shelf over.
- Built-in drawers.
- Wooden door.

Master Bathroom / Ensuite

- Panel bath with fitted chrome shower attachment and folding glass screen.
- Traditional full pedestal basin and matching WC.
- Heated towel rail.
- Tiled and painted walls.
- Concealed spotlighting.
- Wooden door.

Bedroom 2

- Exposed oak beams.
- Part panelled walls.
- Built-in storage cupboard.
- Carpeted floor.
- Painted walls.
- Cast iron radiator.

Fixtures and fittings

All carpets are included in the sale. Items usually known as tenants contents including curtains, lampshades and garden furniture are excluded, but some items can be made available by separate negotiation.

Services

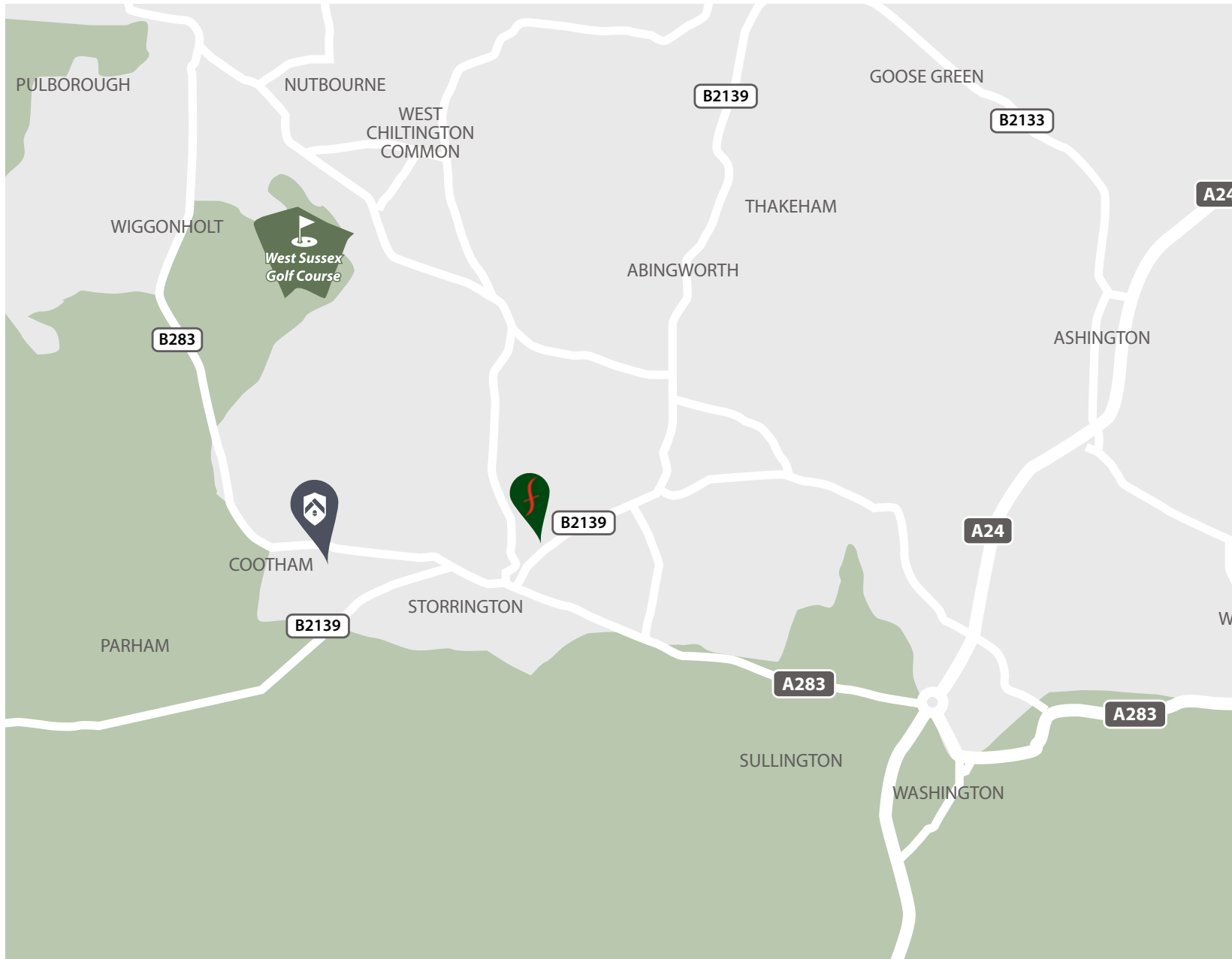
All fixtures and network cables are in place for a phone line, broadband etc, however services to the house have not been checked and no guarantee as to their working condition is offered.



Discover more using the links below



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Directions

From London - follow the A3 and join the A243 to take the exit towards Dorking on the A24, at the Washington Roundabout take the 3rd exit onto the A283. Travel through the village of Storrington, 1 Crown Cottage will be on the left just over half a mile further along, on the Pulborough Road.



All enquiries please call
01903 745844 or visit
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