



Cootham, West Sussex RH20





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Guide Price £1,100,000 Freehold

ID: 74070

Storrington 1.2 miles, Pulborough 4 miles, Worthing 10.3 miles,
Horsham 15.4 miles, Chichester 16.5 miles, Gatwick Airport 32.6 miles



- Grade II Listed period property
- Wealth of charm and character
- Exposed beams, inglenook and feature fireplaces
- Garaging, detached home office and various outbuildings
- Beautiful well screened gardens and grounds of approximately 0.75 of an acre
- Countryside walks from doorstep
- Just over a mile to amenities of Storrington centre

Directions

From our offices of GL & Co Estate Agents in Storrington, proceed in a westerly direction to the mini-roundabout by the garage/Tesco Express and continue straight across on the A283. Proceed along passing the village pond and follow this road for approximately half a mile, leading into Cootham. As you leave Storrington go past the Crown Village pub on your right hand side and then take the second right turning onto the unmade road by the bus stop just beyond the pub. Follow this down and then bear left and the property will be found shortly thereafter on the left hand side.

What3words:///soaps.obstruction.promising

The Property

The property is entered by a spacious ornate timber and glass entrance porch, leading through to the fabulous, vaulted kitchen with Velux window, matching wall and base mounted units and centre island with granite worktop, integrated appliances and beautiful Travertine tiled floor. Immediately off the kitchen there is the double aspect dining room with exposed beams and further tiled floor. This in turn leads through to the double aspect sitting room with exposed beams, tiled floor and ornate Inglenook brick-built fireplace housing a wood burning stove.

From here, a door leads through to an inner hall with access to the cosy snug with attractive fireplace and solid oak flooring. Opposite the snug, there is a door leading through to the splendid double aspect drawing room with many period features including, ceiling rose, cornicing, feature fireplace and floor to ceiling windows looking onto the veranda. A separate utility/shower room off the kitchen completes the ground floor accommodation.

From the inner hall, stairs lead to the charming split level landing with access to four good sized bedrooms with views over the surrounding gardens and grounds, along with access to the beautifully appointed family bathroom.

The property benefits from secondary glazing throughout. The house has a security system and the property is covered by four CCTV cameras which can be controlled via a mobile phone app.

Outside

The property is located in the charming hamlet of Cootham, close to nearby Storrington and a short walk to the historic Parham Estate, situated at the foot of the South Downs National Park.

Approached by a long sweeping gravel driveway flanked either side by well screened lawned areas leading to the front of the property, off road parking area and access to garaging. The grounds of approximately three quarters of an acre are well screened and interspersed with many specimen trees of various descriptions, numerous seating areas, feature pergola walkway and further lawned areas. The property also benefits from a variety of outbuildings all with power and light, including extensive garaging, workshops and storage, along with detached home office with its own phone line and CCTV.



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Situation

Situated in the hamlet of Cootham near to a family friendly pub and village hall, yet on the edge of Storrington, which is a thriving large village in a picturesque setting at the foot of the South Downs, conveniently close to the Horsham/Worthing A24 and motorway networks, yet it still retains a village atmosphere. There is a mainline station in Pulborough, approximately four miles to the west. Storrington has comprehensive shopping facilities including a Waitrose store, restaurants, cafes including Costa, a bank, primary schools and years seven and eight of Steyning Grammar School, churches, a modern doctors' surgery, dental practices, opticians, two veterinary practices, library and a museum.

Sports and recreation

Cootham is very close to Parham House and grounds, ideal for walking and there are other walks accessible from the doorstep. Storrington provides an extremely wide and varied range of social and sporting activities including Chanctonbury Leisure Centre, which is the venue for various classes and clubs. There is a Tennis Club with adult and junior coaching. Numerous other clubs, charities and associations thrive in the area. Nearby there is gliding at Parham and golf at the prestigious West Sussex Club in Pulborough, together with opportunities for riding and walking on the South Downs National Park. Of special note is the large RSPB nature reserve at Wiggonholt Brooks between Storrington and Pulborough.

Services

All mains services are connected.
According to Ofcom for this address Superfast broadband is available. Highest download speed is 34 Mbps (a better speed has been promised by the end of the year).

Council Tax

Band G. Please contact Horsham District Council on 01403 215100.

In the Know

Not all of our properties are available online. For further information on our "In the Know" selection, please give us a call on 01903 742354.

Viewing

Viewing strictly by appointment through GL & Co. Telephone 01903 742354 or email: enquiries@glproperty.co.uk





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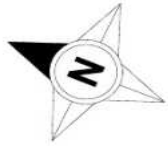


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Pulborough Road, Pulborough, RH20



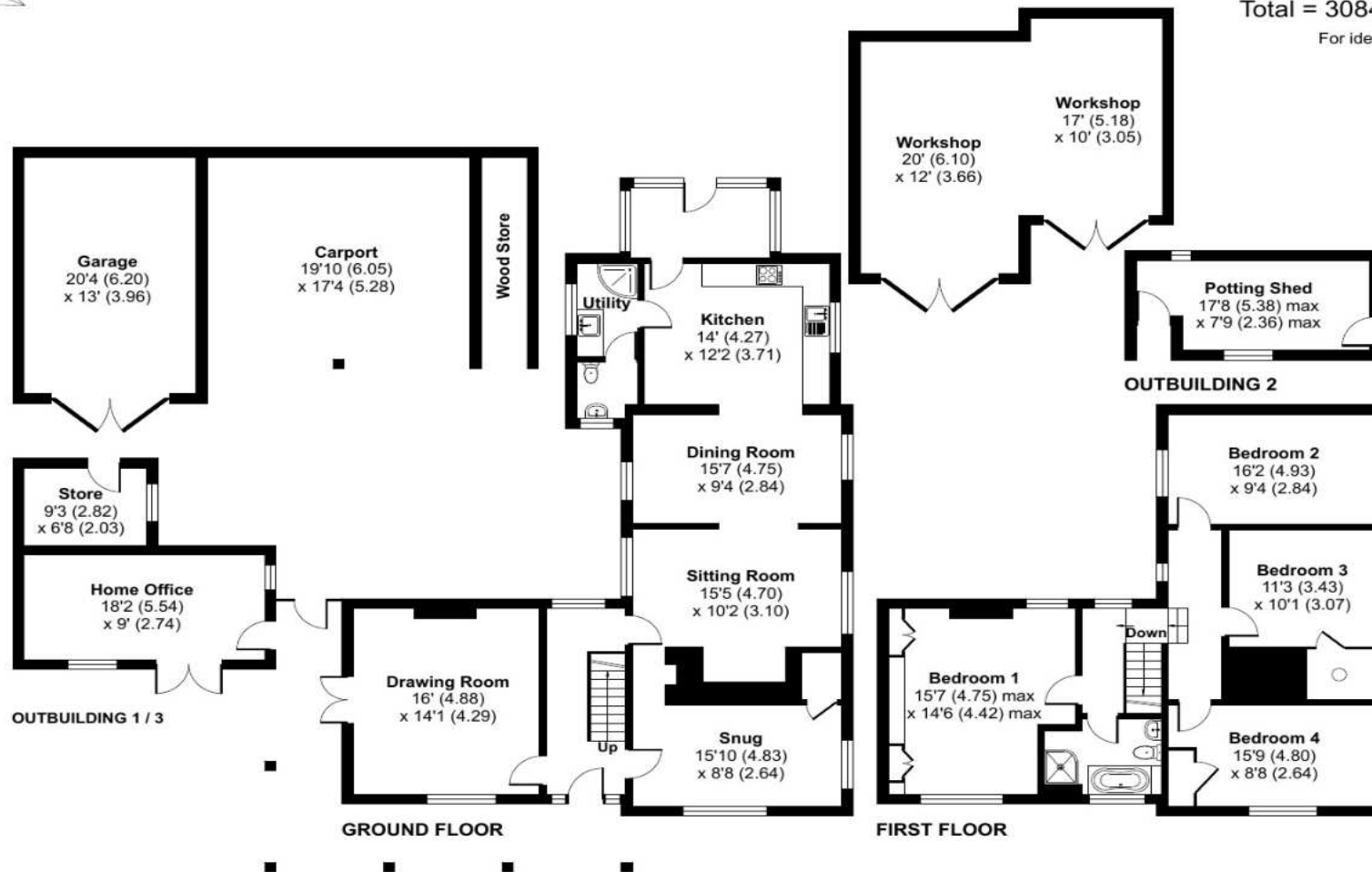
Approximate Area = 2058 sq ft / 191.2 sq m (excludes carport & wood store)

Workshops = 674 sq ft / 62.6 sq m

Outbuildings = 352 sq ft / 32.7 sq m

Total = 3084 sq ft / 286.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2023. Produced for GL&CO Estate Agents. REF: 1007407

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

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