



Coolham Road, Horsham, West Sussex RH13





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Guide Price £795,000 Freehold

ID: 74829

Storrington 4.6 miles, Pulborough 5.6 miles, Worthing 12.6 miles,
Horsham 9.9 miles, Billingshurst 4.5 miles, Gatwick Airport 24 miles

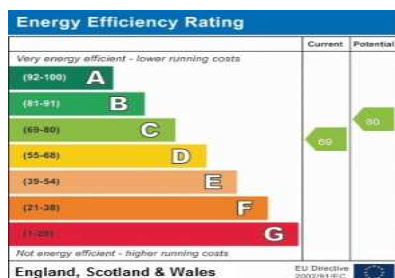


- Outstanding views from every room
- Immaculate presentation
- Principal bedroom with en-suite and walk-in wardrobe
- Gardens to three sides each with its own outlook
- Double garaging with office/gym/hobbies room above
- No onward chain

Directions

From G L & Co's office in Storrington proceed east to the mini roundabout. Turn left up School Hill, past the fire station and into Thakeham Road. At the first mini roundabout at the junction with Water Lane continue straight over and at the second mini roundabout with the garage opposite bear left into Storrington Road. Continue out towards the village of Thakeham. You will come to a left hand bend with a signpost to Thakeham village. Continue on the main road for a further two miles passing the entrance on your left to Coolham Manor and immediately after is the drive to the small private development. Turn into the drive and continue straight ahead and the property will be found on the right-hand side.

What3words:///slack. Pumps.drop.



The Property

A stunning three double bedroom, two bathroom home offering some of the finest views locally, and presented in superb order throughout having undergone complete transformation and renovation to exacting standards by the current owners.

A brick paved pathway leads to the property with door into the entrance porch. A further door leads into the entrance hall and to the left is the double aspect sitting room, which has a wood burning stove and French doors giving access onto the west facing patio. To the right hand side is the 'L' shaped kitchen/dining room. The modern and luxurious kitchen features a range of wall and base units with ample work surfaces and integrated appliances, an induction hob inset, a walk-in larder, breakfast bar and has fantastic views from every window. The generous dining area has bi-folding doors, which also adjoin the west facing patio. This light, triple aspect kitchen is a stunning feature of this fabulous home.

From the entrance hall stairs lead to the first floor where the principal bedroom can be found to the left offering a double aspect with far reaching uninterrupted countryside views and a walk-in wardrobe and further storage. The luxurious en-suite has been completely refurbished with double walk-in and tiled shower enclosure and vanity storage with contemporary wash hand basin on a granite top. It boasts further views from each of the two aspects. The remaining two bedrooms are both doubles and benefit from built-in wardrobes and are served by the generous family bathroom featuring a roll top free standing bath, corner shower, tiled flooring and views.

Services

Oil heating. Private septic tank.

According to Ofcom for this address Superfast broadband is available. Highest download speed is 80 Mbps

Council Tax

Council Tax Band E. Please contact Horsham District Council.on 01403 215100

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Viewing

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Outside

Being uniquely positioned within this intimate collection of rural homes means that there are gardens to three aspects, each of which offers its own fantastic outlook. To the front of the property level well manicured lawns run either side of the brick paving with various colorful flowers, shrubs and mature trees. A pathway leads to the side where a generous patio area runs along the depth of the property and enjoys a westerly aspect making this a fantastic area to enjoy the peace and tranquility of the location. There is a pergola and seating area to enjoy the sunsets, and towards the rear is a garden pond with attractive planting. The grounds are enclosed by post and rail fencing to maximise the amazing rural views.

To the front is an area of hardstanding provides ample off road parking and leads to the detached and bespoke double garaging with useful office/gym/hobbies room above and offering further potential for annex accommodation (STPC).

Situation

Coolham is a pretty hamlet approximately four and half miles from Billingshurst where there is a good range of shopping and schooling facilities. One of the benefits of living in this rural area are the three good quality public houses including The Selsey Arms in Coolham, The Countryman in Shipley and The Dragon in Dragon's Green. Billingshurst has a Leisure Centre and mainline railway station with access to London and the south coast.

The market town of Horsham is under ten miles away with a mainline station and services to London in approximately an hour. There is an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants. Piries Place in the centre of Horsham has been redeveloped to include the independent Everyman three screen cinema, a 92 bed hotel, shops and restaurants. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.





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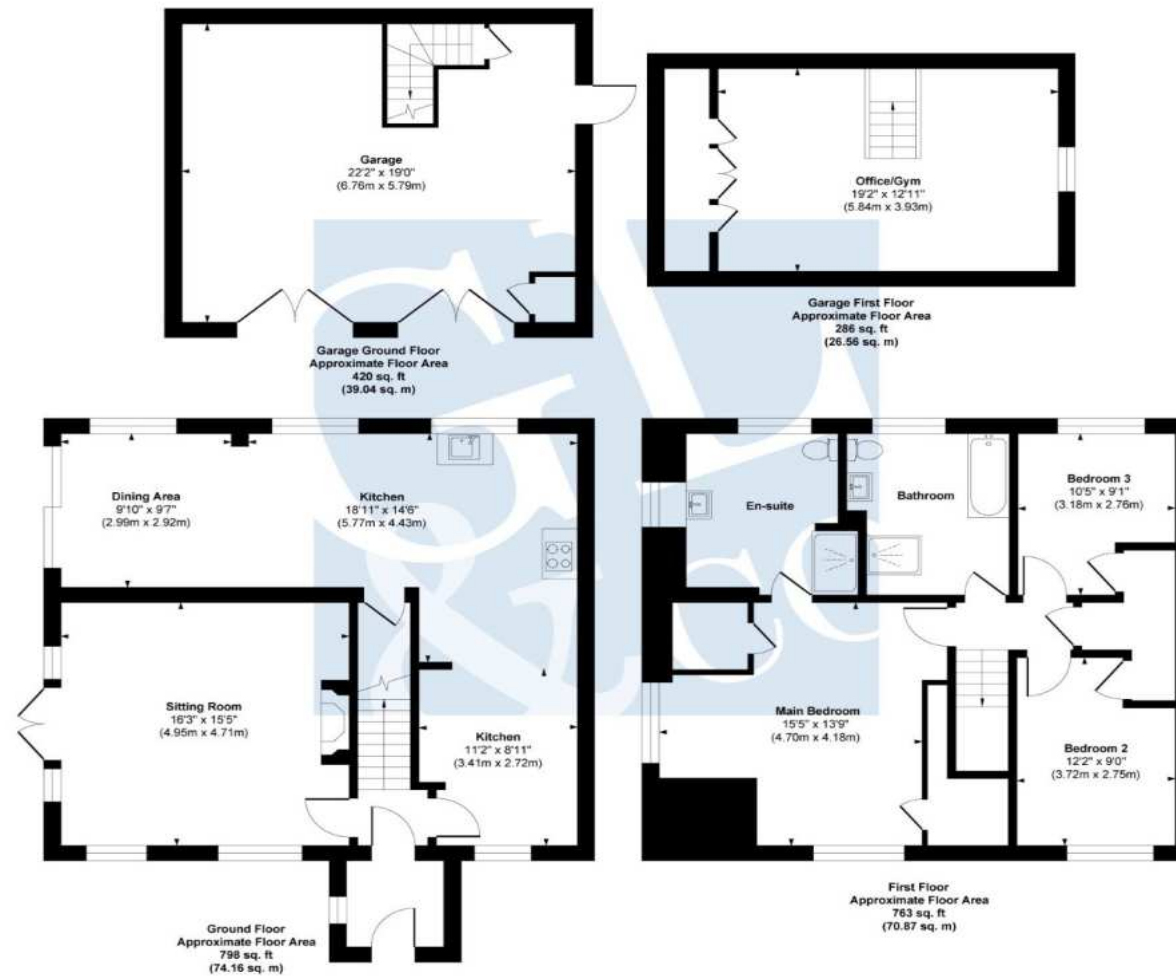




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Approx. Gross Internal Floor Area 2267 sq. ft / 210.64 sq. m

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