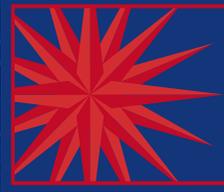




RED COTTAGE



RH & RW
CLUTTON

RED COTTAGE
Coolham Road
Coolham
West Sussex RH13 8QE

Price Guide : £875,000 Freehold

Entrance porch • Entrance hall/sitting room
Drawing room • Dining room • Kitchen/breakfast room
Main bedroom with ensuite bathroom and dressing room
3 further bedrooms • Family bathroom
Entrance drive • Garage & home office
South and west facing garden
In all extending to approximately 0.28 of an acre

DESCRIPTION

Red Cottage is an attractive Victorian, 4 bedroom country house, situated in a private rural setting to the south of Coolham. The property has appealing external elevations combining brick and clay tile hanging, with traditional style casement windows, all under a pitched roof covered in clay tiles. Extended many years ago by the current owners, the house offers spacious and well-presented accommodation which includes high ceilings, wooden floors and working fireplaces. At the front is an enclosed glazed entrance porch which opens into the entrance hall/sitting room, which has a dual aspect, with wood block floor and fireplace fitted with wood burning stove. Double doors open into the drawing room, a lovely south facing room with a wide bay window overlooking the garden and an open fire at one end.

From the entrance hall a door opens into the dining room, also with a wood block floor and fireplace, with under stairs cupboard. A glazed, panelled, door from the dining room opens into the spacious and light bespoke hand painted kitchen/breakfast room, which includes a dresser, central island, and main run of larder style cupboards and drawers with granite and wooden work surfaces incorporating a 'Butler's' sink, 'Stoves' cooker with LPG gas hobs and electric ovens, The kitchen has a wood effect floor and is glazed at one end, overlooking the garden. There are





points for a dishwasher and a fridge freezer. From the entrance hall the stairs rise up to the first floor landing, with doors leading to the main bedroom, south facing and with an en suite bathroom and dressing room. There are 3 further bedrooms and a family bathroom.

Outside, the property is approached over a gravel entrance drive providing parking for a number of cars. An outbuilding is situated to one side, the front section provides either a small garage or storage and the rear is currently used as a fully networked office. The garden is south and west facing, with large areas of lawn, various shrubs and plants, a fruit cage, greenhouse and a large metal garden shed, all bordered by fencing and mature hedgerows. The property also backs onto open farmland.

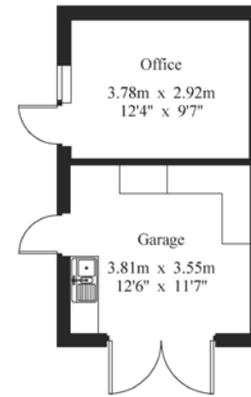
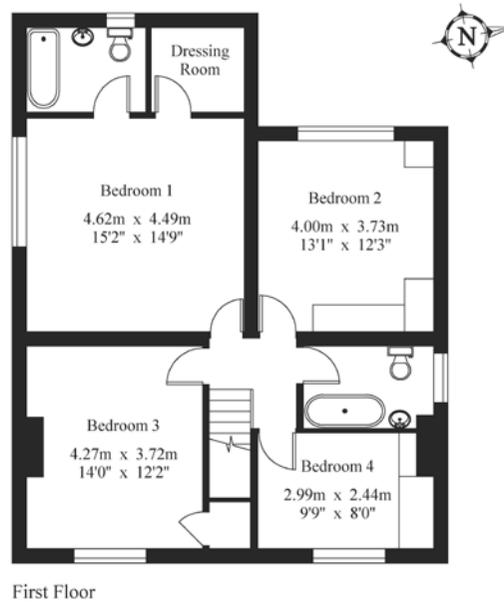
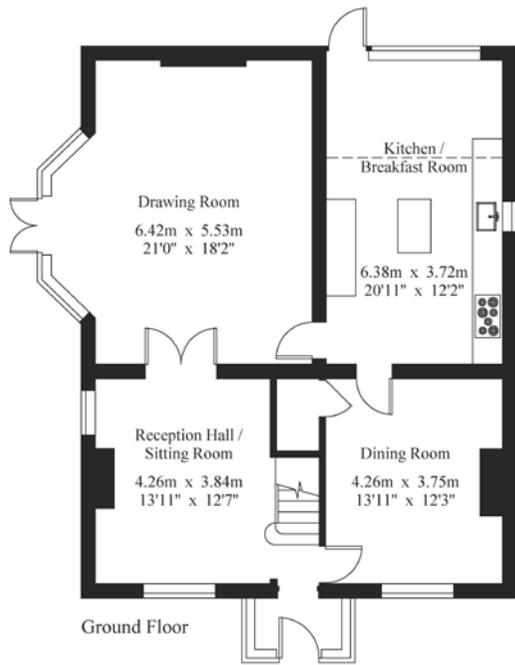
LOCATION AND AMENITIES

Red Cottage resides in an unspoilt, rural location, south of Coolham and West of Shipley and just 2 miles from the Knepp Rewilding project, with its 16 miles of footpaths and bridleways covering 3,500 acres, making it ideal for walking, running, biking and horse riding. A range of excellent schools may be found in Coolham, Shipley, and the charming village of West Chiltington with its village hall, two post offices and public houses. More shopping and leisure facilities can be found at Billingshurst about 5 miles to the west, with a mainline station with trains into Victoria and London Bridge (about 70 minutes) and the historic town of Horsham is about 10 miles to the north which offers a more comprehensive range of shopping and leisure facilities and mainline station. In addition, the larger towns and cities of Guildford (16 miles), Worthing (18 miles), Chichester (22 miles) and Brighton (27 miles) are all within reach. Golf is at the West Sussex Golf Club near Pulborough. Good road links are found to the east on the A24 providing easy access to the national motorway network, central London (50 miles) Gatwick Airport (26 miles) and to the south coast (18 miles).

SERVICES

Mains electricity, water and telephone are connected. Heating and hot water is via an oil-fired boiler with radiators. Drainage is to a private system. Solar panels are fitted to the roof, which provide additional electricity and also has a tariff that feeds back into the network.





DIRECTIONS

On the A272, between Billingshurst and A24, at Coolham, head south on B2139 for about 1.5 miles and Red Cottage will be found on the right-hand side, almost opposite the junction to Sincox Lane on the left.

VIEWING

Strictly by appointment with the sole agent
RH & RW Clutton - 01798 344554

ESTATE AGENTS' ACT 1979

Prospective purchasers should note that an employee of RH & RW Clutton has a personal interest in this property.



House : Gross Internal Area = 186.5 sq m (2007 sq ft)
 Garage building : Gross Internal Area = 25.6 sq m (275 sq ft)

EPC rating D (59)



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 Property particulars prepared April 2021



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