



Myrtle Cottage

Cray Lane, Pulborough, West Sussex, RH20 2HX

Batcheller
Monkhouse

Myrtle Cottage

A well presented detached bungalow benefiting from delightful views over it's own gardens and grounds and beyond.

- Porch
- Reception Hall
- 'L' Shaped Sitting Room/
Dining Room
- Orangery
- Kitchen/Breakfast Room
- 3 Bedrooms
- Bathroom
- Shower Room
- Garage
- Off-Road Parking
- 3 Bay Barn
- Large Workshop
- Gardens
- Paddock
- In all, 2.61 Acres (1.05ha)



AMENITIES

The property is situated to the north of Pulborough, a large village in the heart of rural West Sussex. Within a short distance there are Tesco and Sainsbury's supermarkets, a medical centre and pharmacy. There is a mainline railway station in the village with services to London (Victoria). Billingshurst is about 4 miles and Horsham about 13 miles, both to the north east and the Cathedral City of Chichester is approximately 15 miles to the south west.

Golf can be played at the West Sussex course in Pulborough, polo at Cowdray Park and Knepp Castle, gliding at Parham, Festival Theatre at Chichester and the RSPB Nature Reserve on the edge of Pulborough. In addition, there are numerous footpaths and bridleways, along with the South Downs National Park, close by for walking and riding enthusiasts.

DESCRIPTION

Myrtle Cottage is situated at the end of a long driveway enjoying a good degree of privacy. The property was built in 1979 and has been improved and very well maintained by the current owners. Constructed of brick beneath a clay tiled roof, Myrtle Cottage enjoys an outlook across the gardens or paddock from most of the principal rooms.

OUTSIDE

A long driveway, which is owned by Myrtle Cottage, terminates in front of the property and provides off-road parking for many cars. Halfway along the driveway is a single garage with up-and-over door. Surrounding the cottage are well tended gardens with a range of well stocked flower and shrub beds and mature specimen trees. Immediately adjoining the property there is a paved terrace, beyond which is a good size area of lawn which leads to a large workshop with power and light.

To the east of the garden is a large well fenced paddock. This can be accessed via a field gate from the parking area and a pedestrian access from the garden and measures 2.15 acres (0.87ha). In all, the land extends to 2.61 Acres (1.05ha.)



To one side of the paddock there is a modern 3 bay open fronted barn. In all the gardens and grounds extend to 2.61 acres(1.05 ha).

DIRECTIONS

From the roundabout junction at the A283 and A29 in the centre of Pulborough proceed northwards up Church Hill on the A29 towards Billingshurst. Proceed for 1¼ miles, having passed Tesco on the left and Sainsbury's on the right and a short distance after Hill Farm Lane, on the left, turn right into Cray Lane. After about 20 meters turn right into a driveway with a small sign which reads "Myrtle Cottage Lane".

ADDITIONAL INFORMATION

Local Authority: Horsham District Council, Park House, North Street, Horsham, West Sussex RH12 1RL.
Telephone 01403 215100. www.horsham.gov.uk

Services: (not checked or tested) Mains water, electricity and drainage. Oil fired central heating.

Links: www.environment-agency.gov.uk, www.highways.gov.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number: WSX268827. WSX205764.

EPC: EPC rating 'D'.

Overage Clause: We understand that there is an overage clause attached to the paddock land. Further information can be obtained from Batcheller Monkhouse.

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VIEWINGS

For an appointment to view please contact our Pulborough Office:

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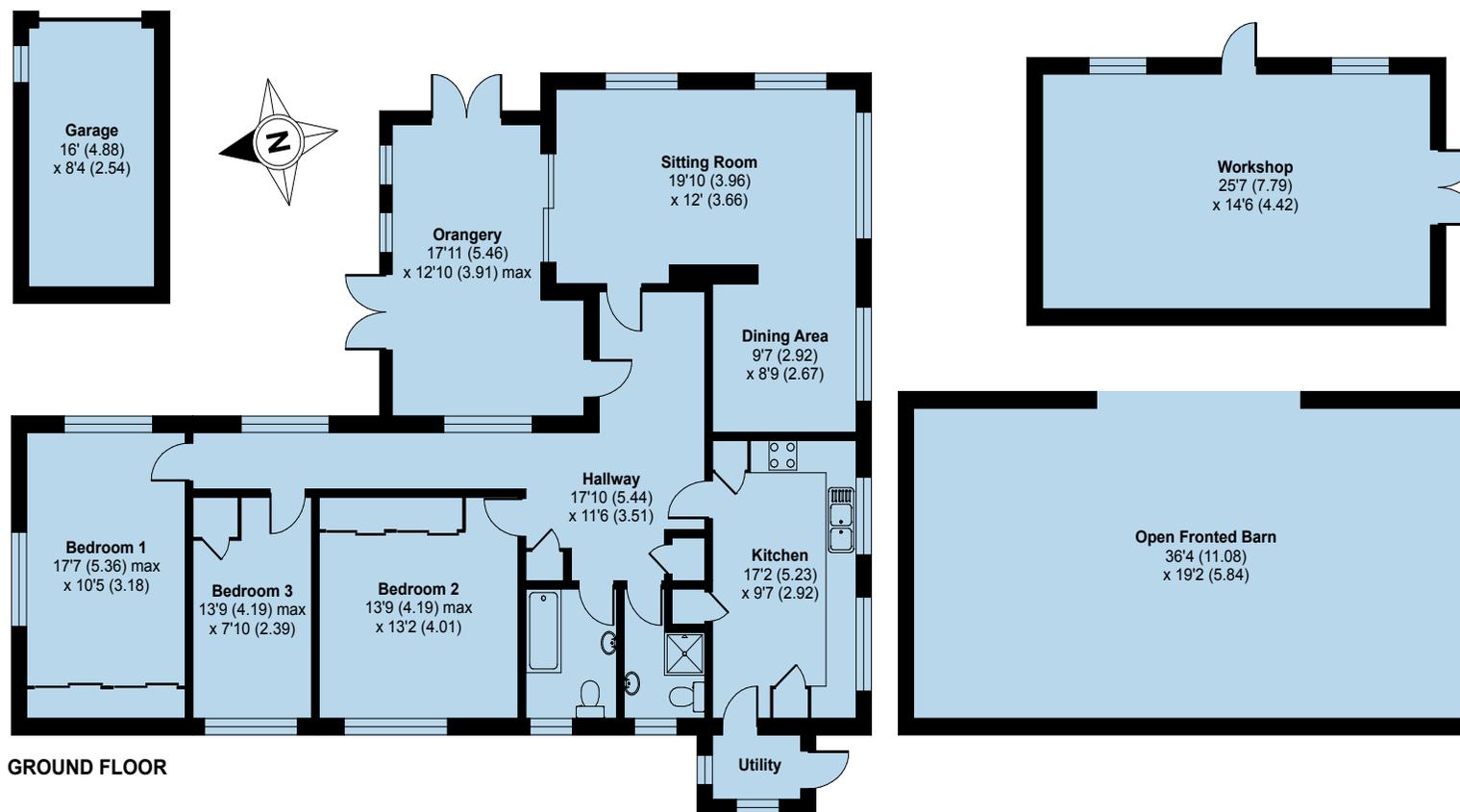
London
Mayfair Office

mayfair@batchellermonkhouse.com



Myrtle Cottage, Cray Lane, Codmore Hill, Pulborough, RH20 2HX

APPROX. GROSS INTERNAL FLOOR AREA 1624 SQ FT 150.9 SQ METRES (EXCLUDES GARAGE & OUTBUILDINGS)



GROUND FLOOR

NOTE:

Batcheller Monkhouse gives notice that: 1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact; 2. The particulars do not constitute any part of a Contract; 3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact; 4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested; 5. All measurements and distances are approximate; 6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property; 7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority; 8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation. 9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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