



Cotsford, Pease Pottage, West Sussex, RH11 9BF.
Guide Price £675,000 Freehold

- Extended Four Bedroom Home
- Luxury Kitchen / Breakfast Room
- Utility Room
- Three Reception Rooms
- Contemporary Bathroom and Ensuite
- South Facing Garden
- Garage and Driveway
- EPC C
- Lovely Garden Terrace
- Viewing Recommended

If you are looking for a home that's ready to move into then this could be the house for you, our clients have remodelled the property and upgraded many of the features to give a premium finish throughout. Internal viewing is recommended to appreciate the accommodation available.

Upon entering this home, you are greeted by a grand entrance hall with tiled floor and inset ceiling lighting that draws your eye through into the kitchen and garden. There is a downstairs cloakroom and useful storage cupboard.

From the hallway double doors open into the impressive sitting room with double glazed windows to the front and side, fitted electric contemporary fire and coved ceilings.

The dining room has double glazed French doors leading out into the delightful garden room with underfloor heating and a perfect aspect to enjoy the full garden vista, double glazed doors lead onto the patio terrace.



This room was constructed with reflective glass that means it can be used all year round. The vendors have also fitted electric blinds so you can create your own balance of light and privacy.

The kitchen/breakfast room has been totally remodelled with a bespoke range of high gloss fitted units with internal metalworks to utilise every single space available. There are integrated appliances including a Neff oven with further Neff combination oven including microwave, Bosch dishwasher, Neff induction hob with 5 hot plates and feature ceiling extractor, Neff warming drawer and a Neff integrated under counter larder fridge.

A large peninsula gives further storage and a large worktop area with overhang breakfast bar. The provision of LED lights give a mood lighting effect. One of the main changes our clients have made is the creation of a utility room with wall units, space and plumbing for washing machine, tumble dryer and American style tall fridge freezer.

A double glazed door from the kitchen leads out onto the patio terrace.

Moving to the first floor the main bedroom suite has double fitted wardrobes and a coved ceiling, this room benefitting from a luxury refitted ensuite bathroom.

There are three further bedrooms with bedrooms two and four having fitted wardrobes and this floor is completed by a refitted contemporary family bathroom suite.

Outside

The property has gardens to the front and rear, the latter having recently re-landscaped to provide a good sized patio terrace and lawn area with flower and shrub borders. The vendors have created a storage unit to the side of the property to house the garden equipment.

The garage has power and light with up and over door, approached via your own driveway with off street parking.

Situation

Located in a quiet residential cul de sac within Pease Pottage, the village provides nearby countryside walks on your doorstep as well as playing fields, family friendly pub/restaurant and close to Cottesmore Golf and Country Club. The nearby village of Handcross offers local amenities including butchers, grocery shop, pub, local shops, café, hairdressers, doctor's surgery, Nymans Gardens and village primary school.

The towns of Crawley and Horsham are both close by, providing an extensive range of shopping, sporting and entertainment amenities together with the main line railway stations with regular services to London Victoria and London Bridge and the South Coast via Horsham or Three Bridges mainline station. By car access to A23/M23 is within easy access with links to Brighton, Gatwick Airport, London and beyond.



Material Facts

Price: £675,000
Tenure: Freehold

Council Tax Band: Band F
Horsham District Council

EPC Rating C
Property Type: Detached House
Mains Services: Electricity/Water/Drainage
Heating Type: Oil fired Central Heating To Radiators

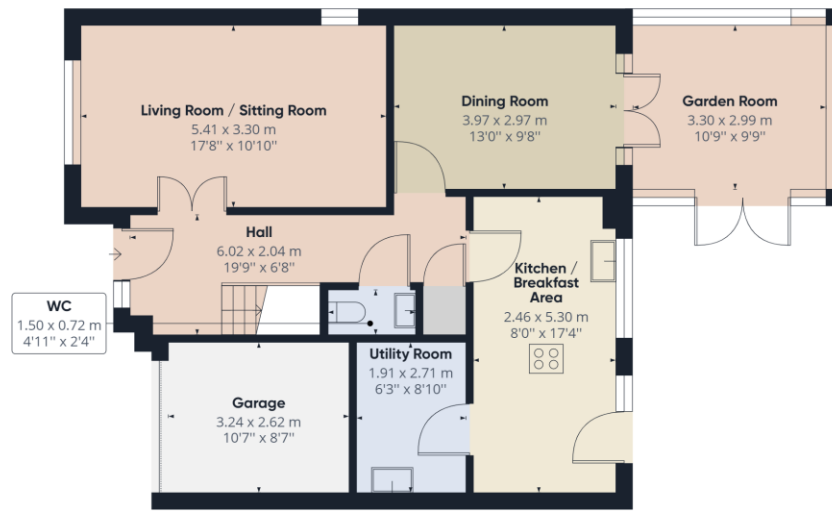
Broadband information: Between 5Mbs to 1000 Mbs
Fibre to the cabinet
Mobile Coverage: Good with most providers.

Parking Type: Garage and Driveway

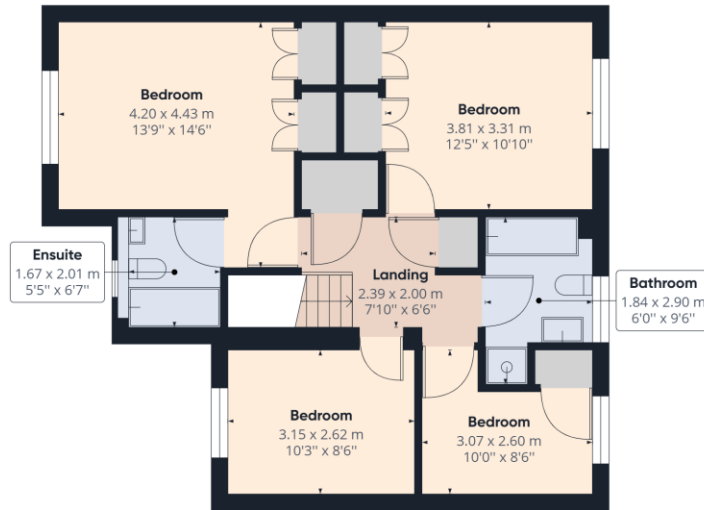
Flood/Erosion Risk:
River and Seas: Very Low
Surface Water: Very Low







Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
 144.51 m²
 1555.44 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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