



Pump Cottage Worthing Road, Southwater

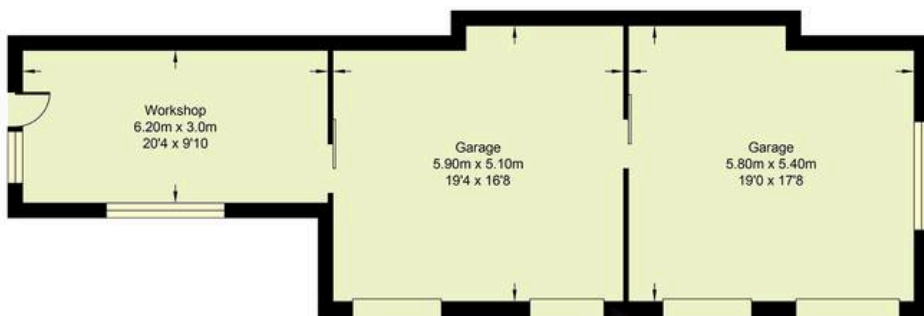
Guide Price £1,200,000

Pump Cottage Worthing Road

Southwater, Horsham

Pump cottage is approached by a private driveway with electrically operated gates and offers a superb blend of living and bedroom space arranged over a total of three floors, it has the benefit of superb garaging and workshop with further recreational space above. A large and welcoming reception hallway greets you and is well placed to offer access to three separate living spaces; the first of which is the main sitting room which enjoys a double aspect offering a light, airy feeling and centres around an exposed brick fireplace that is ideal for winter evenings, there is also timber beams to the ceiling enhancing the feeling of character and charm. The separate dining room is ideally located adjacent to the kitchen and has an aspect to the rear of the property. The kitchen has a bespoke finish with excellent cabinetry and there are contrasting work surfaces running through, there is a fine range of cabinet and drawer space along with a tiled floor that runs through and a selection of integrated appliances, there is ample space for a dining table and a direct access to the rear garden via a stable door. Also adjacent to the kitchen is a walk-in utility room which has a skylight window and is ideal as a boot room for countryside living. At the rear of the property is a stunning and Oak built Orangery with two sets of bifold doors opening directly onto the rear garden terrace, there is a super feeling of light from the sky Lantern window and a modern and stylish tiled floor flows through with consistent levels to the patio area. The study/work from home office is ideally located adjacent to the Orangery and reception hallway and has a gas fireplace.

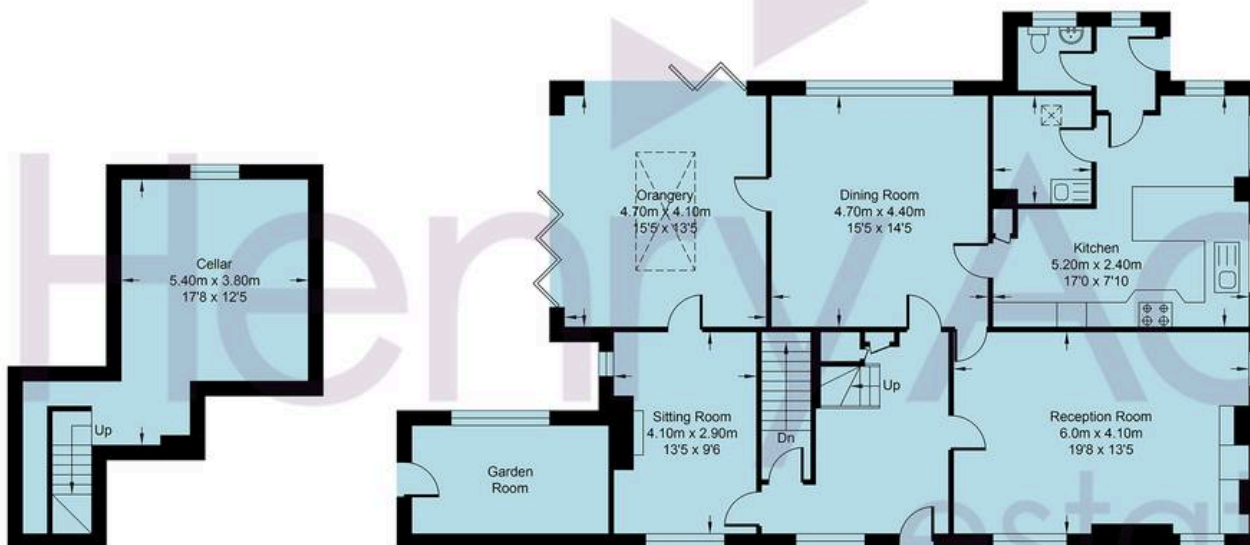




GARAGE GROUND FLOOR

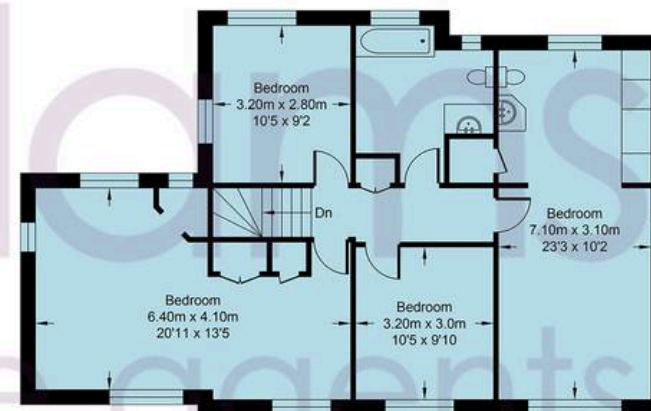


GARAGE FIRST FLOOR



LOWER GROUND FLOOR

GROUND FLOOR



FIRST FLOOR



Worthing Road

Approximate Area = 2532 sq ft / 235.2 sq m
 Garage / Workshop = 1249 sq ft / 116.0 sq m
 Total = 3780 sq ft / 351.2 sq m

For identification only - not to scale





A staircase from the entrance hall leads down to the basement cellar which has a quarry tile floor running through and offers ample storage – it is ideal as a wine cellar space and even offers further potential for a recreational space.

To the first floor; the main bedroom enjoys a triple aspect and has a superb selection of fitted wardrobe space along with a walk-in shower and a wash hand basin providing en-suite facilities. The second bedroom is an ideal guest suite and has generous proportions, it also enjoys a triple aspect, a superb selection of fitted cupboard and wardrobe space and exposed timber beams. Two further bedrooms and a well equipped family bathroom complete the first floor.

The property is approached by a gravel driveway and electricity operated gates provide excellent degrees of privacy. The driveway space leads to a quadruple bay garage set up with an adjoining workshop which is ideal for many home hobbies. An external staircase leads up the side of the workshop to a further recreational games room above the garaging which has many uses and enjoys power, lighting, electric storage heaters for all year round use and an aspect overlooking the driveway space, this also has access to further eaves storage space.

The gardens offer large expanses are level lawns flanked with a selection of beds and borders which are well stocked with mature trees, shrubs and planting, there are several outdoor patio terrace areas that offer the space for outdoor entertaining and dining within the summer months. There is a separate terrace area which backs an exposed brick walled perimeter which features a secret doorway with access to an excellent storage shed.

Council Tax band: G

Tenure: Freehold







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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.