



Church Farm Cottage | The Street | Washington | West Sussex | RH20 4AS

 **FOWLERS**
ESTATE AGENTS



Church Farm Cottage

The Street | Washington | West Sussex | RH20 4AS

'OFFERS IN EXCESS OF' £850,000

A unique opportunity to acquire this exciting renovation project of this four bedroom Grade II listed cottage, occupying this idyllic setting adjacent to St. Mary's Church adjoining the South Downs National Park. Accommodation extends to 1799sqft comprising: sitting room with feature Inglenook fireplace and woodburner, dining room, snug/reception room, kitchen/breakfast room, ground floor bathroom and first floor bathroom. Outside, there is driveway parking with potential to erect a garage/car barn, subject to planning, with attractive cottage style garden to the front, rear terrace and side section of garden. There are plans available for a rear extension, providing an extension to the kitchen/family room (see agents note below). No forward chain.

- Character detached Cottage
- Accommodation extending to 1799sqft
- Kitchen/Breakfast Room
- Secluded Gardens and Terrace
- Exciting renovation project
- Sitting Room with Inglenook fireplace
- Ground Floor Bathroom
- Driveway Parking with potential for Garage (STP)
- Beautiful setting
- Snug/Reception Room
- First Floor Bathroom
- No forward Chain
- Four double Bedrooms
- Dining Room
- Cellar
- Viewing recommended





Entrance Solid wood front door to:

Reception Hall/Snug 12' 8" x 10' 6" (3.86m x 3.2m)

Radiator, open fireplace with exposed brick and built-in display shelving, part tiled flooring.

Inner Hallway Door accessing cellar, built-in shelved storage cupboard.

Sitting Room 15' 7" x 13' 6" (4.75m x 4.11m) Feature Inglenook fireplace with cast iron wood burning stove with brick surround, oak mantel and stone hearth, exposed ceiling beams, radiator.

Dining Room 15' 10" x 9' 4" (4.83m x 2.84m) Exposed ceiling beams, tiled flooring, radiator.

Kitchen/Breakfast Room 13' 0" x 11' 5" (3.96m x 3.48m)

Range of wall and base units, granite working surfaces with drawers and cupboards under, inset one and a half bowl single drainer sink unit, stone flooring, part glazed door leading to:

Outer Lobby Door leading to gardens.

Family Bathroom Inset bath with folding screen and telephone grip shower attachment, pedestal wash hand basin, w.c., shaver point, part tiled walls.

Lower Ground Floor

Basement 15' 11" maximum" x 10' 4" (4.85m x 3.15m)

Stairs to:

First Floor Landing Shelved linen cupboard.

Bedroom One 16' 6" x 14' 4" (5.03m x 4.37m) Radiator, access to loft space, walk-in wardrobe cupboard.

Inner Hallway

Bedroom Two 13' 11" x 13' 1" (4.24m x 3.99m) Exposed brick fireplace, radiator.

Bedroom Three 12' 8" maximum" x 10' 10" (3.86m x 3.3m) Radiator, dual aspect part panelled walls.

Bedroom Four 10' 0" x 9' 3" (3.05m x 2.82m) Radiator, part panelled walls.

Family Bathroom Inset bath with folding screen, stainless steel overhead shower soaker, inset wash hand basin with toiletries cupboards under, w.c., heated towel rail, radiator.
Outside

Front Garden Enclosed by flint walling with country cottage style gardens, five bar gate leading to:

Parking Area Suitable for several vehicles, outside storage room measuring 13'1 x 3'9.

Rear Section of Paved Terraced Area Leading to:

Further Section of Garden Mainly laid to lawn, screened by hedging and brick walling, with attractive flower and shrub borders, brick built outhouse measuring 10'8 x 8'2.

Agents Note Plans are available for a rear extension, providing an extension to kitchen/family room comprising amendment to the roof design. Horsham District Council - planning ref. no: DC/11/1911. Please contact the office if further interested.

Directions

'Never get lost again' - use the link below and enter the 3 words provided to find the exact location of the property:

<https://what3words.com>
///glossed.scars.pickup

EPC Rating: Band C.



Church Farm Cottage, The Street, Washington, Pulborough, RH20

Approximate Area = 1799 sq ft / 167.1 sq m

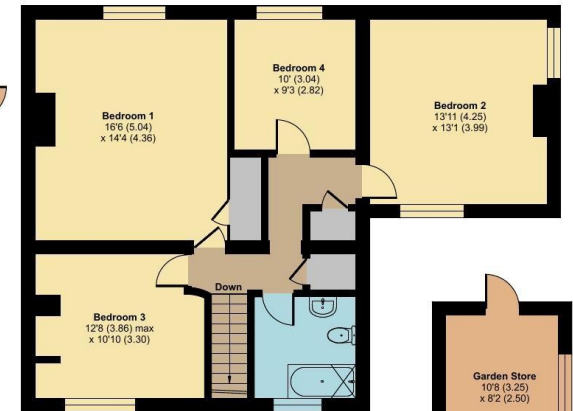
Outbuildings = 138 sq ft / 12.8 sq m

Total = 1937 sq ft / 179.9 sq m

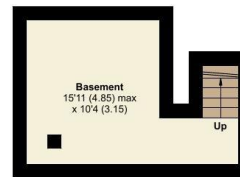
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Fowlers Estate Agents. REF: 1500606



"We'll make you feel at home..."



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4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

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