



# JESSAMINE COTTAGE

CHURCH LANE | BURY | RH20 1PB

*SW*

Sims Williams



# JESSAMINE COTTAGE

CHURCH LANE, BURY, RH20 1PB

GUIDE PRICE £750,000 FREEHOLD

- Sought After National Park Church Hamlet
- Beautifully Presented & Extended Character Cottage
- Vaulted Kitchen/Breakfast with Bespoke Units
- Triple Aspect Living Room with Log Burner
- Formal Dining Hall
- 2 Double Bedrooms
- Ground Floor Bedroom3 /Study
- South Facing Mature Gardens
- Gravel Driveway Parking for Two Cars

A delightful Grade II Listed character cottage circa 1675-1700 and has been thoughtfully refurbished and extended throughout, situated within the heart of the South Downs National Park. The property boasts a bespoke kitchen/breakfast room, two double bedrooms, a south-facing garden, and off-road parking.

Upon entering the property, you are greeted by a spacious hallway which leads through to the bespoke kitchen/breakfast room, beautifully fitted with a range of grey-fronted base and wall units, complemented by quartz worktops. Integrated appliances include a fridge/freezer, ovens, hob, dishwasher and a traditional butler's sink. There is ample space for a dining table and chairs.

The ground floor also offers a bright and airy triple-aspect sitting room with views over the garden and a feature fireplace housing a wood-burning stove. In addition, there is a separate dining room, a third bedroom/study, a family shower room, and a utility room.

Upstairs, the principal bedroom benefits from fitted wardrobes, and there is a further well-proportioned double bedroom. The family bathroom is fitted with a shower over bath, hand basin and WC.

Externally, the property enjoys a mature south-facing rear garden, with established shrub borders, planting and trees, offering a high degree of privacy and a large log store with useful garden storage. There is a gravel driveway providing parking for two vehicles with a garden shed and access to the rear garden.





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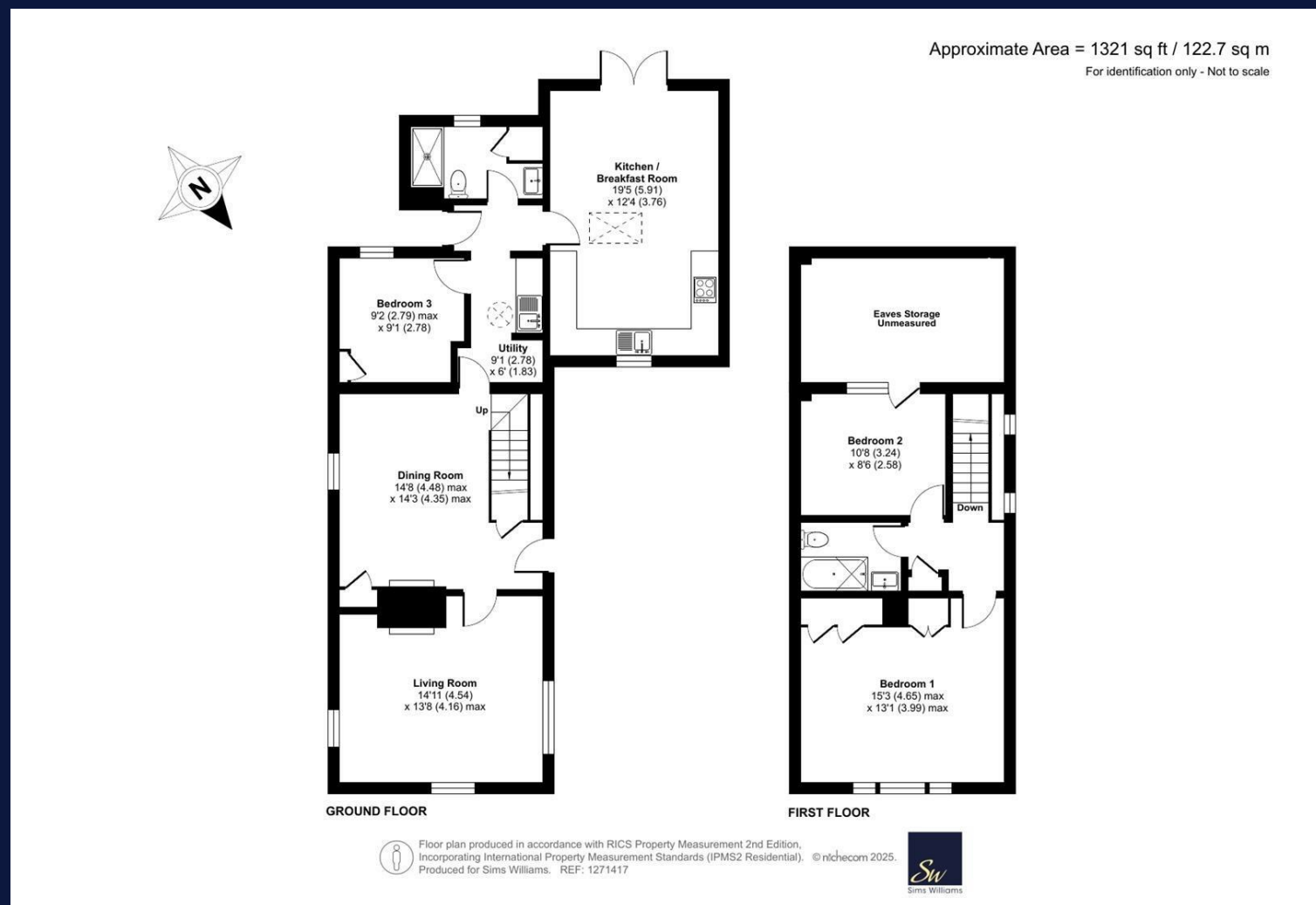
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Grade II Listed

Council Tax Band E

From Whiteways Lodge roundabout on the A29 proceed northwards towards Bury. After the public house 'The Squire & Horse' turn right into Bury village and at the crossroads continue straight over onto Church Lane and the property can be found on the right hand side.



Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

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