



Eedes Cottage, Bury, Pulborough, West Sussex





An **outstanding family home** with outbuildings surrounded by flat gardens in the South Downs National Park.

Summary of accommodation

Entrance hallway | Sitting room | Kitchen/dining room | Utility room | WC and Shower room | Cloakroom

Principal bedroom with bathroom en suite and dressing area | Two further double bedrooms en suite

'Wellness Pavilion': Gym | Sauna | Hot tub | Cold plunge

Garden office

Stable Block: Double car barn | Three loose boxes

Mature gardens and grounds

In all about 1.5 acres

Distances

Fittleworth 1.9 miles, Bury 2 miles, Pulborough 4 miles (London Victoria/London Bridge 70 minutes), Petworth 5 miles

Midhurst 11 miles, Chichester 14 miles, Haslemere 16 miles (London Waterloo 56 minutes), London 54 miles

(All distances and times are approximate)



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Situation

Eedes Cottage presents as an exceptional family home in a quiet, rural setting located just outside the sought-after village of Bury in the heart of the South Downs National Park, enjoying open views across its gardens. Bury is one of a clutch of villages which are quietly tucked away in the middle of the South Downs between Pulborough and Petworth. Fittleworth is also conveniently close, and all offer good amenities and have strong communities, as well as providing most things needed for day-to-day needs including a primary school, prep school, public house/restaurant, church and a village hall/post office. A wider range of shopping facilities is available in the nearby market towns of Petworth and Arundel, and the cathedral city of Chichester, where you can also find The Festival Theatre for the arts.

Leisure pursuits in the area include several golf courses, polo at Cowdray, horse racing at Goodwood and Fontwell, and sailing from many centres along the south coast.

Communication links are excellent, with the A29 and A24 providing access to the M25, and beyond to the national motorway network, Heathrow and Gatwick airports and the south coast.

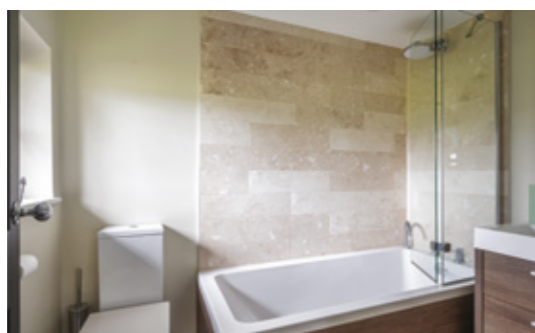


Notable schools in the area include Seaford Collage at Duncton, Christ's Hospital and Farlington Girls School near Horsham, Windlesham House at Washington, Dorset House Prep School at Bury and Westbourne House and Prebendal at Chichester.

The property

Believed to date from the 1930s, Eedes Cottage has been maintained to a very high standard by the current owners who have resided in the property since March 2020. The property presents exceptionally throughout, boasting a wonderful flow of accommodation, being both open-plan in terms of the entrance hall into the kitchen/dining room, blended with the comfort and cosiness of the sitting room with its wood-burning stove, and a separate study with built-in cabinetry. In addition, one is always able to admire the surrounding gardens and grounds given the plentiful windows; and of note our clients have added full-bifolding doors off the kitchen, which are a wonderful addition during the spring/summer months as they lead onto a stone terrace area – perfect for entertaining.



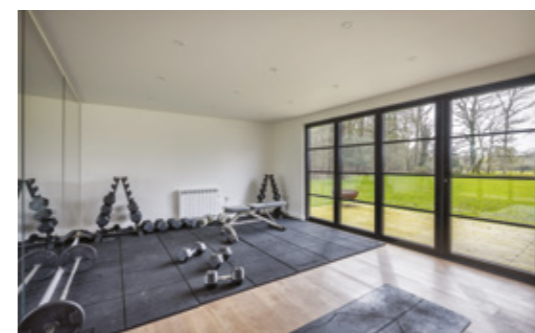


The kitchen/dining room is a of a superb size with generous proportions, addition to its fantastic flexibility when entertaining, the space benefits from tile flooring, and underfloor heating. The kitchen features a Rangemaster oven, a granite-topped attached island, plentiful storage, and a built-in pantry. Adjacent to the kitchen/dining room is the sitting room, featuring wooden floors, and giving direct access to the terrace and gardens beyond via double wooden doors. In addition to the comfortable study (which could also be used as a snug), is a spacious utility room, cloak/boot room, and WC.

To the first floor are three generously proportioned bedrooms, all en suite and enjoying wonderful views over the surrounding gardens and countryside. Of particular note is the principal bedroom with an excellent dressing room with built-in cabinetry, and shower room en suite with double sinks.

Gardens and grounds

Eedes Cottage sits in wonderfully flat gardens and grounds of just over 1.5 acres. The house and outbuildings are approached via a shingle driveway lined to the west side with pleached hornbeam and the broader garden features abundant oaks.



There are plentiful outbuildings, with the primary L-shaped block consisting of a double car port, and three stables with a detached garden office adjacent. To the south and west of the house, immediately accessible from the sitting room and kitchen/dining room is an expansive sandstone terrace.

To the south-east of the house is a superb 'wellness' pavilion consisting of a gym, sauna, hot tub and ice bath with a decked area to the front.

Services

We are advised by our clients that the property has mains water and electricity, with private drainage and oil-fired central heating.

Directions

Postcode: RH20 1EZ

What3Words: evolves.javelin.pixel

Viewings

All viewings are strictly by appointment with Knight Frank the sole selling agents.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Property information

Tenure: Freehold

Local Authority: Chichester District Council: 01243 785 166

Council Tax: Band G

EPC Rating: D

Approximate Gross Internal Floor Area

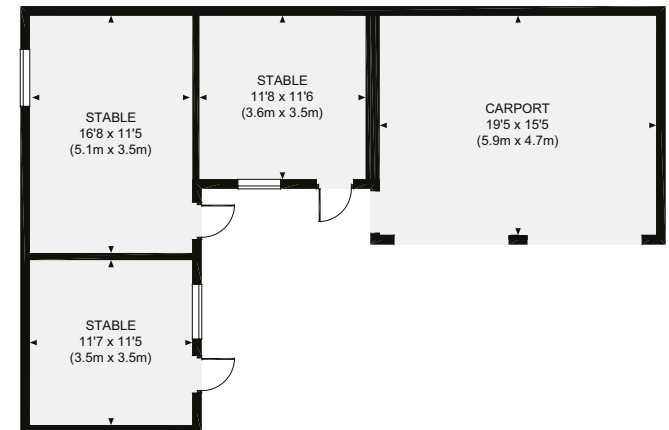
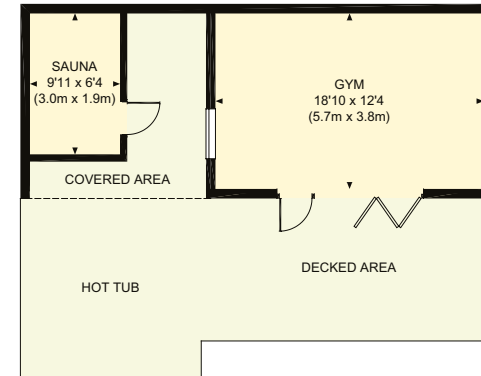
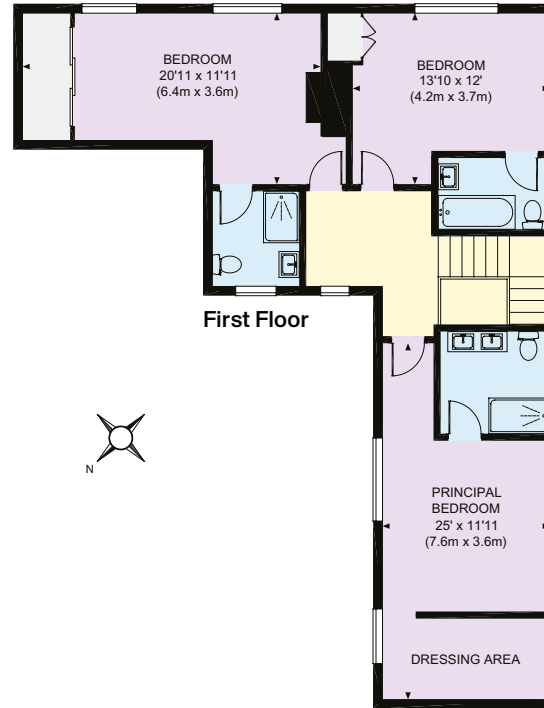
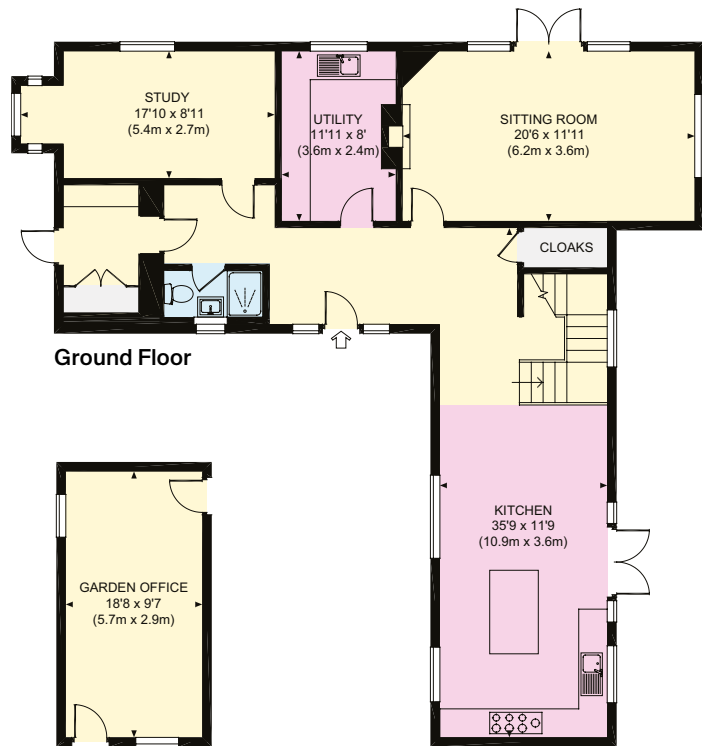
2036 sq ft / 189.1 sq m

Outbuildings: 1241 sq ft / 115.3 sq m

Total: 3277 sq ft / 304.4 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated April 2024.

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