

# Cokes Cottage, West Burton, West Sussex

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## A beautiful **Grade II listed village house** in the South Downs National Park.

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### Summary of accommodation

Entrance hallway | Drawing room | Dining room | Sitting room | Snug | Kitchen | Breakfast room | Utility room | Cloakroom

Principal bedroom wing with en suite bathroom | Three further bedrooms | Two family bathrooms

Detached double garage | Summerhouse | Pond | Mature gardens and grounds

In all about 0.395 acres

### Distances

Bury 1 mile, Pulborough 4.5 miles (London Victoria / London Bridge 70 minutes), Petworth 6.5 miles, Midhurst 13.5 miles, Chichester 17 miles, Haslemere 23 Miles (London Waterloo 56 minutes), London 53 miles

(All distances and times are approximate)



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## Situation

Cokes Cottage is situated in the sought-after hamlet of West Burton in the heart of the South Downs National Park, with views from the gardens towards the Downs. West Burton is one of a clutch of villages which are quietly tucked away in the middle of the South Downs between Pulborough and Petworth. All offer good amenities and have strong communities, with the nearby village of Bury 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, Washington House at Pulborough, Dorset House Boys School at Bury and Westbourne House and Prebendal at Chichester.

## The property

The principal part of Cokes Cottage is believed to date from the 14th century, with further additions in the 15th and 16th centuries and now adjoins the 18th century vaulted barn which serves as the drawing room. The property is constructed of traditional materials, with the oak frame clad in local brick and stone, under a roof of both thatch and tile.

Due to the nature of how the property has evolved over the years, the house itself offers great flexibility of accommodation. Of note is the generous principal bedroom suite, located on the ground floor immediately off the breakfast room, which gives generous accommodation with views directly overlooking private gardens to the rear.



## Gardens and grounds

Cokes Cottage sits behind a low stone wall in the heart of the hamlet. The gardens to the front of the property are formal and ornamental, with a well-maintained box garden bounded by gravel and old brick paths. A timbered double gate to the south of the property leads to a gravel driveway and parking area for several cars and thence in turn to the detached double garage.

The gardens to the rear of the property are primarily laid to lawn with extensive mature shrub borders. The gardens themselves are wonderfully private and are bounded by mature mixed hedging over which to the south, the South Downs themselves can be seen. To the rear of the gardens and through a beech arch are the old pond and summerhouse, lovingly maintained by the owners.

## Services

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



## Directions (RH20 IHD)

From Petworth take the A283 Pulborough Road. After approximately 3 miles turn right towards Fittleworth on the B2138 signed to Bury. Proceed past the Swan Inn, over the river bridge and on for approximately 1¼ miles. Turn right to West Burton (just before the main junction) and continue for approximately 1¼ miles (keeping left at the next two small junctions) to a sign on a grass triangle in the hamlet. Immediately afterwards, turn left into the gravelled lane to the drive of Cokes Barn.

From Midhurst take the A272 towards Petworth. Upon entering Petworth, turn right onto the A285 (Chichester Road). Continue over the bridge and up the hill. At the top turn left signed to Bury/Sutton. Continue for 2 miles, passing the pond. At the second crossroads turn right to West Burton/Roman Villa and at the next junction after approximately 2 miles bear right (West Burton/Bignor). The entrance to Cokes Cottage will be found on the left hand side after approximately ½ mile.

## Viewings

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

## Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, 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 785166

**Council Tax:** Band H

**EPC Rating:** N/A

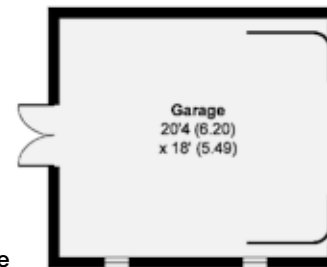
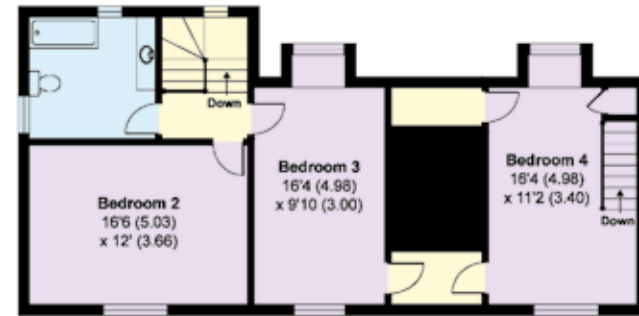
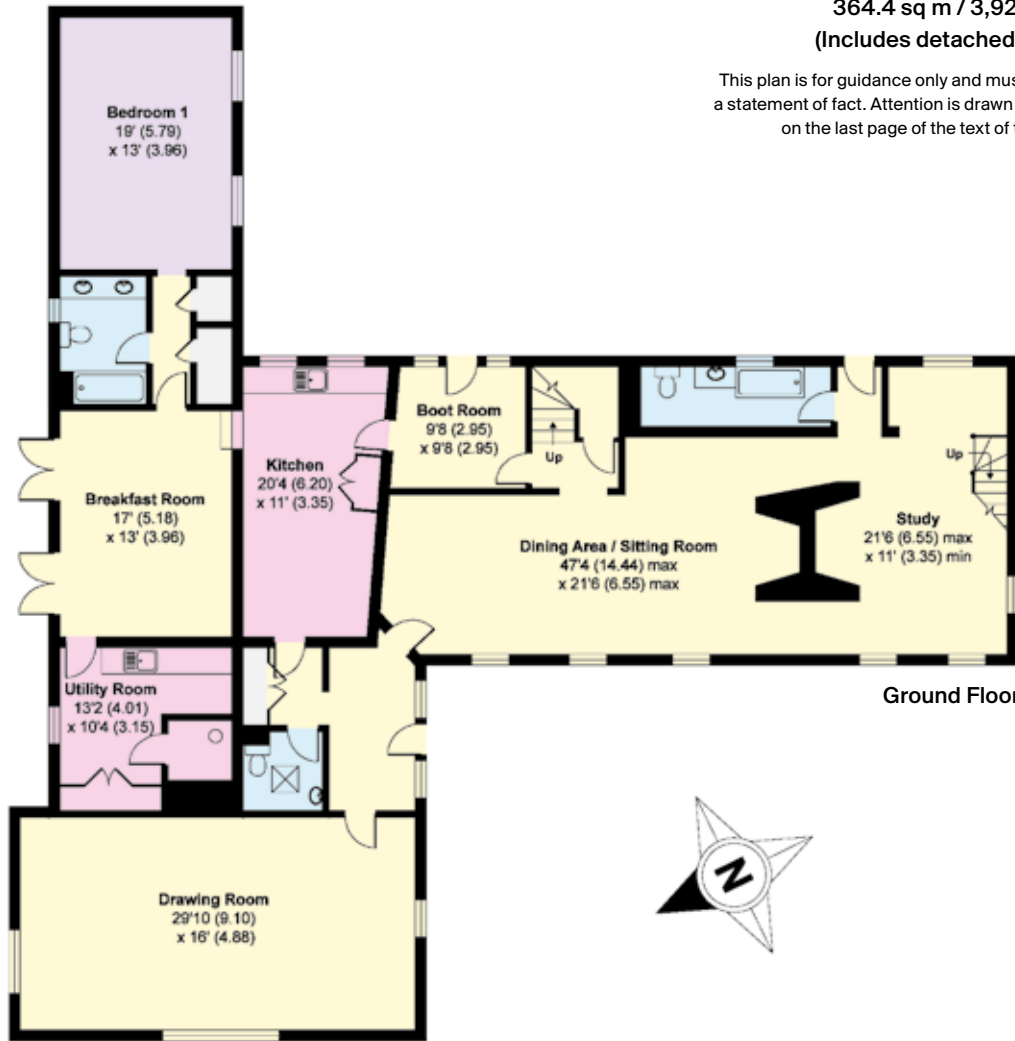
**Approximate Gross Internal Floor Area**

**364.4 sq m / 3,923 sq ft**

**(Includes detached garage)**

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 October 2023. Photographs and videos dated October 2023.

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