



WOOLLY LODGE



**WOOLLY LODGE**  
Brockhurst Farm, London Road  
Watersfield, Nr Pulborough  
West Sussex RH20 1NX

Guide Price - £765,000 - Freehold

Entrance hall • Sitting room • Dining room  
Kitchen/breakfast room • Study • Utility room  
Master bedroom with ensuite shower room  
Guest bedroom with ensuite shower room  
3 further bedrooms • Family bathroom  
Integral garage • Paved entrance drive  
Large south-west facing garden  
In all extending to about 0.36 of an acre  
Within the South Downs National Park

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**DESCRIPTION**

Woolly Lodge is an attractive modern family home with extensive accommodation, situated in a secluded, small and private development of just 9 houses, in the Downland hamlet of Watersfield. The property was built in 2001 and offers spacious accommodation extending to about 2,423 sq ft which includes, on the ground floor, a spacious entrance hall with double doors opening into a triple aspect sitting room, with a striking inglenook style brick open fireplace and also with French windows onto the raised terrace and views onto the garden. Also off the hall are the dining room, with French windows opening on the raised terrace, and the large L-shaped fully fitted kitchen/breakfast room with attractive range of cream shaker style units incorporating an Esse range cooker with extractor fan over, a wine cooler and a built-in Bosch dishwasher. Beyond the kitchen is the cloakroom, study and very large utility room, converted from one of the original garages. A door opens to the integral garage.

On the first floor is a large landing with doors opening into the master bedroom with a range of fitted wardrobes, an ensuite shower room and with lovely views overlooking the garden and beyond. There is a guest bedroom with ensuite shower room, three further bedrooms, a family bathroom and an airing cupboard.





The property is approached over an entrance drive with ample parking and which is boarded by an area of lawn with mature shrubs and providing a side access to the rear garden. At the rear of the house is a good size raised terrace, facing south-west, which runs along the back of the house with lovely views over the garden and beyond. Steps lead down to the main garden which faces south-west and is mainly laid to lawn with mature hedges and shrubs and with a small stream running through it. In all the property extends to about 0.36 of an acre.

### LOCATION AND AMENITIES

Woolly Lodge is in the hamlet of Watersfield, within the parish of Coldwaltham, which is home to an ancient 13th Century church dedicated to St Giles which has a rare 11th Century grave stone and a yew tree thought to be over 3,000 years old. The surrounding area has many points of interest including the well-known nature reserves of Amberley and Pulborough Wild Brooks, Amberley Castle and a well-documented Roman settlement at nearby Bignor. Watersfield is surrounded by some of the most beautiful countryside in West Sussex and sits within the heart of the South Downs National Park, it is located just south of Pulborough with its mainline station (3 miles) providing a service to Gatwick, London Bridge and Victoria (70 mins) and along the coast. Just north of Pulborough are both Tesco and Sainsbury supermarkets along with a range of independent local shops in Pulborough itself. Both Chichester and Horsham are approximately 15 miles away providing additional shopping and amenities. Golf is played locally at The West Sussex Golf Club, Pulborough or Cowdray Park, Midhurst and Goodwood, where there is also horse racing, motor racing and a health club. There is a primary school in the village and a good choice of independent schools within half an hour's drive. There are many footpaths and bridleways nearby.

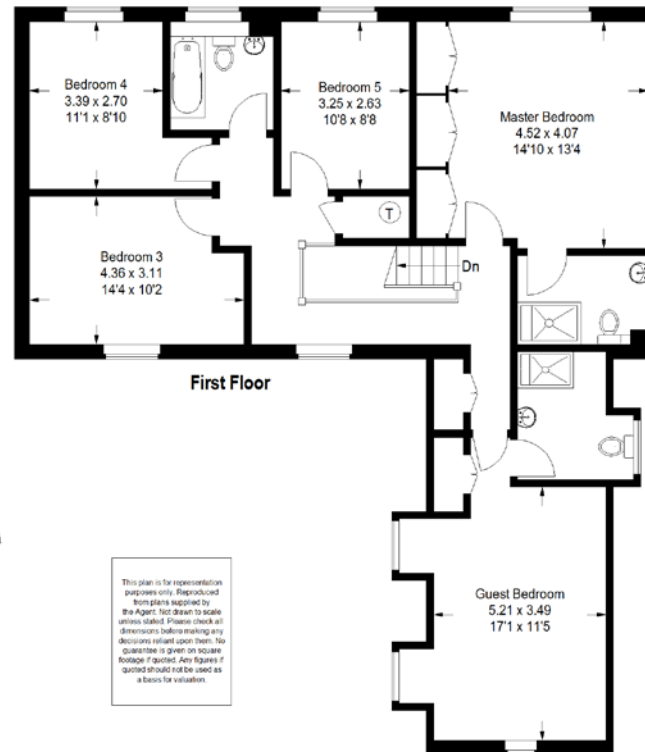
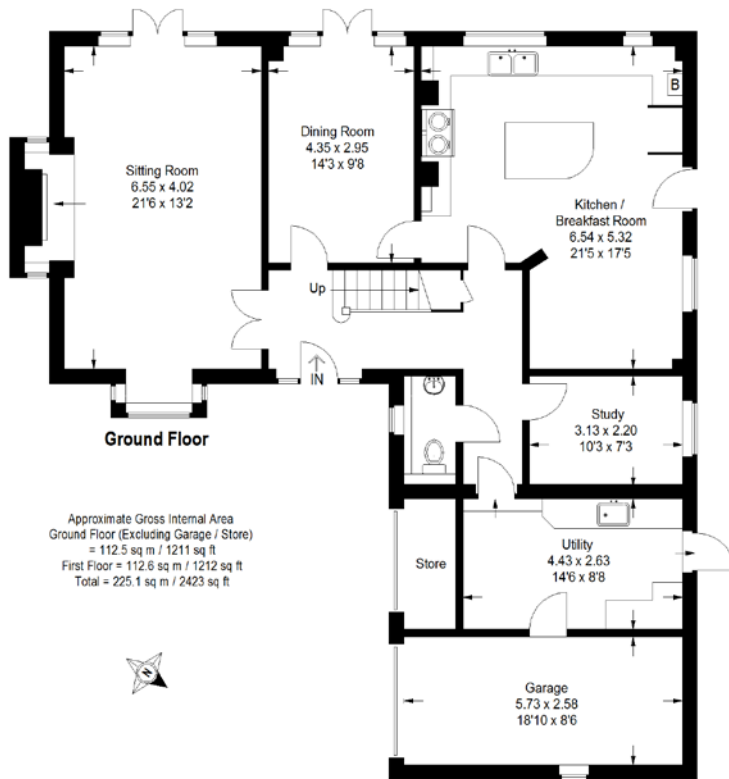


### SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating with radiators.

### DIRECTIONS

From Pulborough head south on the A29. After a few miles the road runs through Coldwaltham and then on to Watersfield. As you enter Watersfield the road slopes



downhill and about 100 yards after the sign for Waterfield, before the bottom of the hill, is the entrance to Brockhurst Farm on the right hand side. Turn into Brockhurst Farm and Woolly Lodge is the fourth house on the left hand side.

### VIEWING

Strictly by appointment with the sole agent  
**RH & RW Clutton – 01798 344554**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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