



# Baytrees

Brooks Green Road, Coolham, West Sussex, RH13 8GR

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**Alex Harvey**  
A passion for property

# Bay Trees

A beautifully presented, detached four-bedroom cottage, situated on a mature plot with driveway parking and generous west-facing garden. Located in the semi-rural village of Coolham, just a short drive from the village of Billingshurst with shopping facilities and mainline railway station.

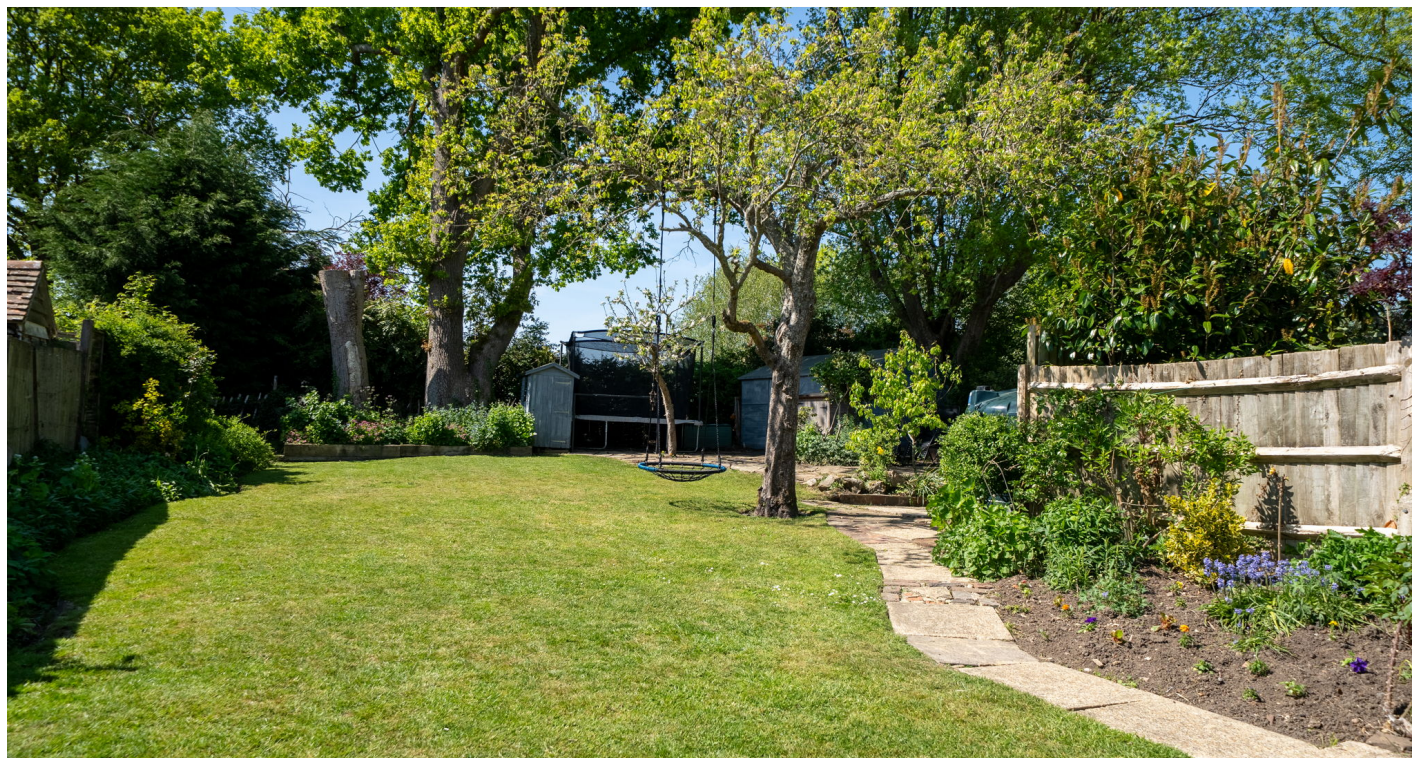
- FOUR DOUBLE BEDROOMS
- TWO BATH/SHOWER ROOMS
- KITCHEN WITH UTILITY
- WEST FACING REAR GARDEN
- DRIVEWAY PARKING
- SEMI-RURAL VILLAGE LOCATION



This recently renovated and redecorated detached home offers plentiful and versatile accommodation with a fabulous, mature rear garden. The welcoming porch leads into the dual aspect living room, with a bay window that offers views to the front and has a feature fireplace with wood burner and solid wood mantel. An internal door leads to the dual aspect dining room with a further bay window offering plenty of natural light and stairwell to the first floor. An internal hallway leads to the downstairs cloakroom and recently refitted kitchen with stylish yet practical parquet-effect flooring. The kitchen is fitted with shaker-style units with contrasting solid-wood worktops and finished with feature tiling. Appliances include an electric oven, induction hob with extractor over, integrated dishwasher, and a butler sink with a Quooker tap. The utility room has space with plumbing for a washing machine and dryer.

The stairwell leads to the bright, first-floor landing providing access to all four double bedrooms and the family bathroom. Bedroom one has the benefit of built-in storage and an en-suite shower room. The family bathroom has been fitted with a suite comprising shower bath with screen and shower, w.c., and basin unit with storage.

There is restricted a ceiling height of around 6ft 3" in the downstairs rooms, except for the kitchen.

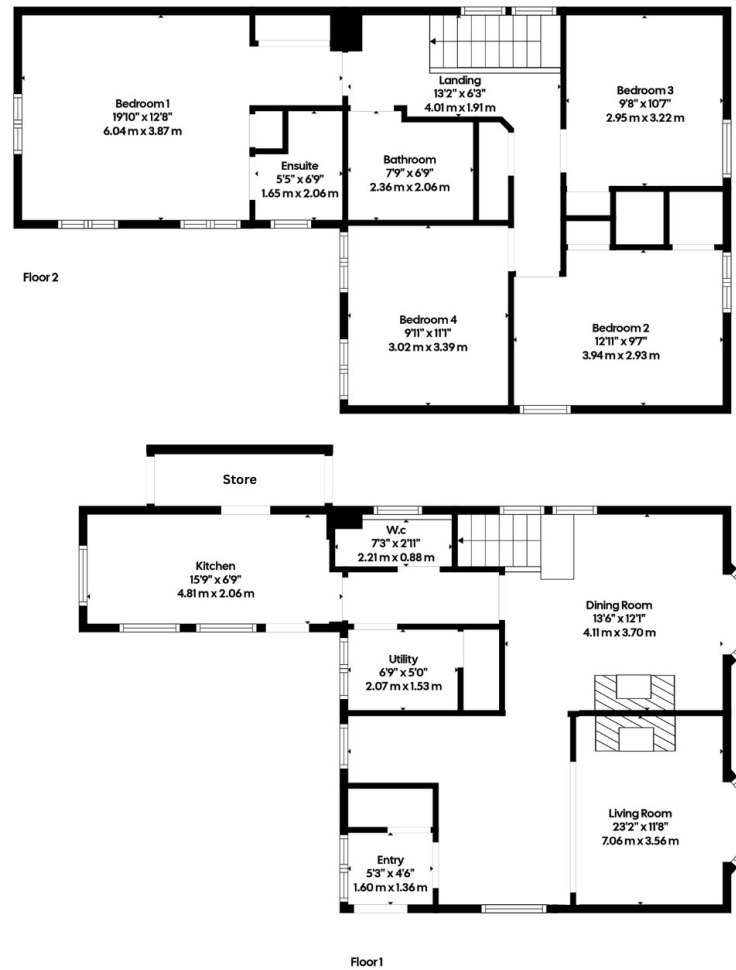


## OUTSIDE

The property is set on a generous, mature plot with driveway parking to the side. Accessed via a side gate, the west-facing rear garden is mainly laid to lawn with mature borders, trees and shrubs. To the rear of the garden is hard standing, ideal for a summerhouse or greenhouse. A substantial patio area by the cottage, offers the perfect space for al-fresco dining.

Coolham is a delightfully rural yet convenient rural hamlet. Local facilities include a village school and public house. Billingshurst, less than four miles away and Horsham, less than eight miles away provide more comprehensive facilities including shopping, restaurants, schools, colleges, and mainline railway services to London (Victoria/London Bridge).





**TOTAL: 1432 sq. ft, 133 m<sup>2</sup>**  
 FLOOR 1: 668 sq. ft, 62 m<sup>2</sup>, FLOOR 2: 764 sq. ft, 71 m<sup>2</sup>  
 EXCLUDED AREAS: BAY WINDOW: 14 sq. ft, 2 m<sup>2</sup>, LOW CEILING: 50 sq. ft, 5 m<sup>2</sup>  
 Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

**Agents Notes:** Measurements, areas and distance are only approximate. These are to only be used for guidance and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Photographs may include views of the local area and lifestyle shots. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service linked to the property, system or appliance.

#### Services

Electricity, oil (heating), LPG (hob), water, and mains drainage are currently connected to the property.  
 Council Tax Band F. EPC - D.

**Viewings by appointment only** - Please contact Alex Harvey Estate Agents on **01403 784110**  
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