



3 ROOKERY COTTAGES
Tortington

Carter Jonas

3 ROOKERY COTTAGES TORTINGTON BN18 0BG

Semi-detached Barn Conversion
Four Bedrooms
Open Plan Living Accommodation
Three Bathrooms

ACCOMODATION

Comprising an entrance hall, two ground floor bedrooms, shower room, superb open plan kitchen/diner/living area, garden room, utility room and downstairs cloakroom. To the first floor are two bedrooms, one with ensuite shower room and one with ensuite bathroom.

Reception hall with doors to the two ground floor bedrooms and shower room offering flexibility of accommodation.

The central hub of the property is the wonderful large open plan living area comprising a sitting area with wood burner and French doors to garden. Modern kitchen area comprises a range of cabinets with island and integrated double oven, warming drawer and hob. Superb garden room with lantern window and windows to two sides with French doors onto garden. Utility room and cloakroom.

The first floor comprises two bedrooms both with ensuite shower rooms.

OUTSIDE

Situated in an exclusive setting, the property has a walled garden, with lawn and patio. Carport.

A CHARMING BARN CONVERSION WITH FLEXIBLE ACCOMMODATION WITH STUNNING OPEN LIVING SPACE, WITH A MATURE GARDEN AND CARPORT. LOCATED ON A SMALL DEVELOPMENT IN A RURAL SETTING



ADDITIONAL INFORMATION

EPC - C
Council Tax Band - E

Mains electricity and water are connected to the property
Electric air source heat pump
Drainage is to a shared septic tank
Service charge £100 monthly 2026
Photographs 2022 and 2025

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

Viewing Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

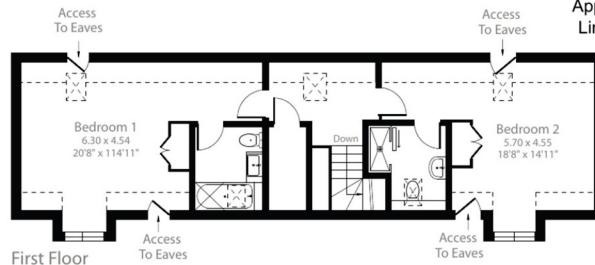


Rookery Cottages, Tortington, Arundel, BN18

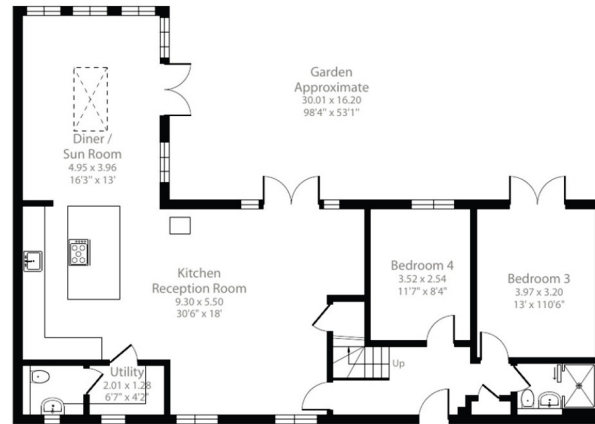
Approximate Area = 1663 sq ft / 154.4 sq m
 Limited Use Area(s) = 120 sq ft / 11.1 sq m
 Total = 1783 sq ft / 165.5 sq m

For identification only - Not to scale

Denotes restricted head height



First Floor



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Carter Jonas. REF: 1265654



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Oxford 01865 511444

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford. OX2 7DE

carterjonas.co.uk

Offices throughout the UK



IMPORTANT INFORMATION

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