



West Chiltington, West Sussex RH20





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Offers in Excess of £1,175,000 Freehold

ID: 45827

Storrington 2.2 miles, Worthing 11.4 miles, Chichester 19 miles,
Pulborough 3.9 miles, Horsham 13.4 miles, Gatwick Airport 31.1 miles

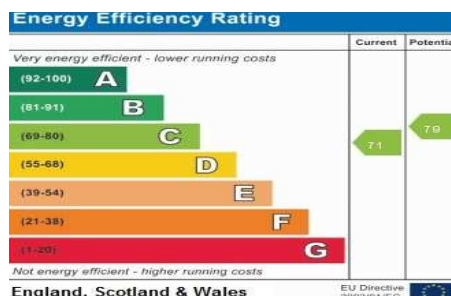


- Over 3,200 sq.ft of light and airy accommodation
- Generous reception space
- Idyllic location offering privacy and seclusion
- Integral double garage
- Ample parking and turning
- Approximately third of an acre
- Sunny south facing gardens backing onto woodland

Directions

From the offices of GL & Co Estate Agents in the High Street, Storrington take the first left into Old Mill Drive and continue to the "T" junction at the top and turn left into Fryern Road. Proceed in a westerly direction towards West Chiltington. On entering the village where the road forks, bear right into Roundabout Lane and after approximately half a mile turn right into Threals Lane. Continue along Threals Lane turning right into High Spinney and the property will be found on the left hand side.

what3words ///objective.kingdom.radar



The Property

A substantial detached house in south facing gardens of a third of an acre and beautifully positioned in this idyllic location within the popular village of West Chiltington. Having undergone considerable extension and renovation by the current owners, the property now offers over 3,200 sq.ft of light and airy accommodation having generous reception space to the ground floor and five bedrooms and three bathrooms to the first.

The accommodation comprises storm porch with door into the entrance hall. Straight ahead and with a sunny south facing aspect is the kitchen/dining and family area with built-in appliances and a pleasant outlook across the garden. Towards the family area are two sets of patio doors opening up onto the rear garden. An archway leads through to the sitting room with open fireplace. Off the family area is a study with door into a separate utility room and further door to the side garden. To the left of the entrance hall and at the rear of the property with a double aspect and further doors into the garden is the drawing room and a WC concludes the ground floor accommodation.

Stairs from the entrance hall lead to the first floor landing. The generous principal bedroom can be found to the rear of the property with a fabulous outlook across the gardens onto the private woodlands. There is a luxury ensuite bathroom with free standing bath, twin wash hand basin and corner shower with the walls and floor being fully tiled. The guest bedroom has built-in wardrobes, the same great outlook and an ensuite shower room. The remaining three double bedrooms share the modern fitted bathroom with separate corner shower.

Outside

Measuring approximately a third of an acre, the gardens have been designed for ease of maintenance by the current owners and enjoy complete privacy and seclusion to all aspects backing onto private woodland.

The front of the property is enclosed by post and rail fencing with a shingle carriage driveway providing ample parking and turning. A tarmac area provides further hard-standing and leads to the integral double garage with up and over door.

The south facing rear garden wraps round the property with a post and rail fence to the right-hand side. A generous stone patio adjoins the whole of the property and is an ideal spot to enjoy the privacy, seclusion and sunny aspect of this idyllic location. The remainder is laid to lawn and there is a wooden shed.



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Situation

West Chiltington is a sought after village enjoying a semi-rural atmosphere yet having local shops, primary school, parish church and a post office. The village lies approximately three miles east of Pulborough, which has a mainline railway station. The larger village of Storrington is about three miles to the south and enjoys an attractive setting at the foot of the South Downs National Park and is conveniently close to the A24 providing access to Horsham and Worthing. Both Pulborough and Storrington offer local shopping facilities, with a Waitrose store in Storrington and Tesco and Sainsbury's in Pulborough and other amenities including cafes, banks, doctors, dentists, schools and churches of various denominations.

Sports and recreation

There is golf at Pulborough (West Sussex Club), Cowdray Park and Goodwood with tennis at West Chiltington and Storrington. Squash courts also in Storrington together with the Chanctonbury Leisure Centre which has a gym and runs various fitness classes. Sailing from Littlehampton and Chichester harbors with extensive walking and riding facilities close-by and on the South Downs National Park. There is also a large RSPB Nature Reserve at Wiggonholt Brooks between Pulborough and Storrington.

Services

All mains services are connected.

According to Ofcom for this address Standard broadband is available. Highest download speed is 24 Mbps

Council Tax

Council Tax Band G. Please contact Horsham District Council on 01403 215100.

In the Know

Not all of our properties are available online. For further information on our "In the Know" selection, please give us a call on 01903 742354.

Viewing

Viewing strictly by appointment through GL & Co.
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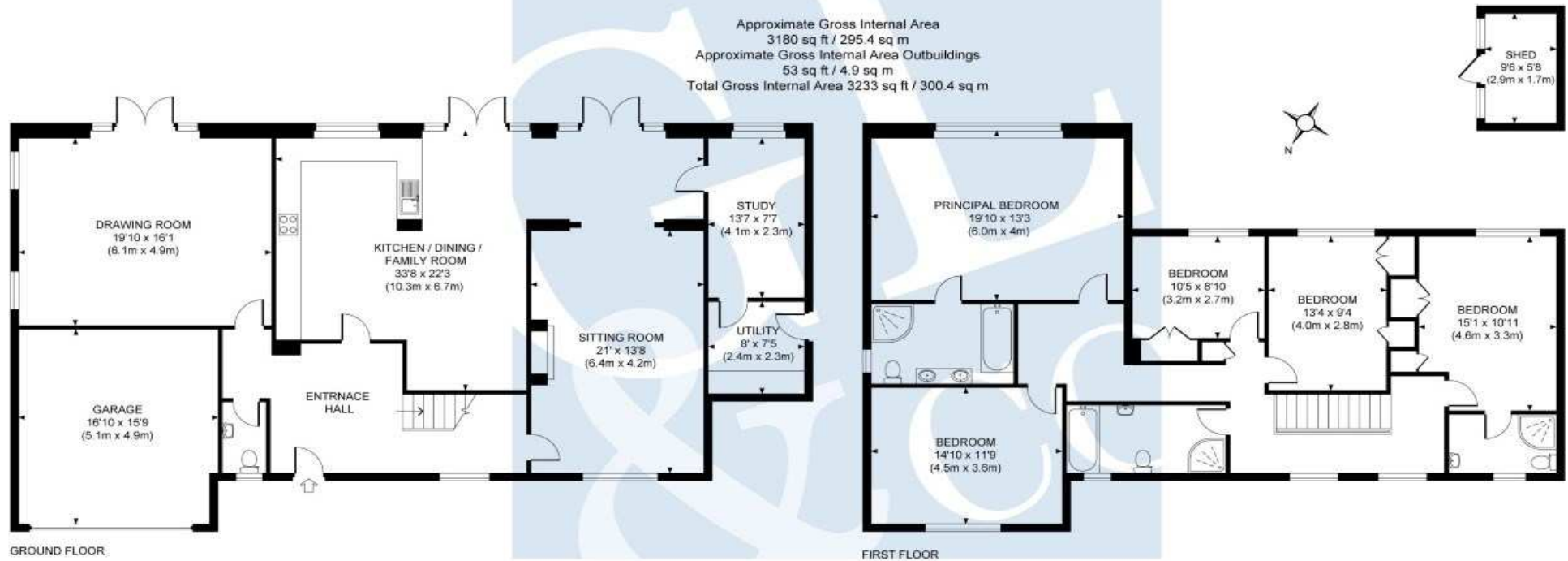




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