



Haglands Lane, West Chiltington, West Sussex RH20





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Guide Price £1,350,000 Freehold

ID: 52851

Storrington 2.3 miles, Worthing 11.6 miles, Chichester 19.1 miles,
Pulborough 2.7 miles, Horsham 13.2 miles, Gatwick Airport 30.4 miles

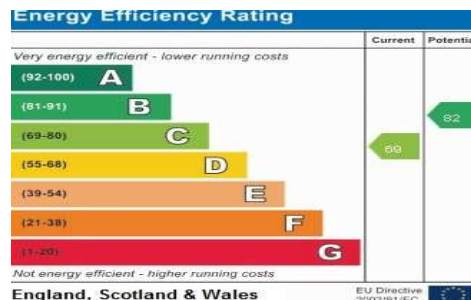


- Generous accommodation of over 3000 sq ft
- Architect designed house
- Set in beautiful generous landscaped gardens
- Swimming pool
- Views over village
- Principal bedroom with a Juliet balcony overlooking the garden
- Double garage
- Close to local shops and amenities

Directions

From the offices of GL & Co Estate Agents in the High Street, Storrington proceed in an easterly direction to the mini round-about taking the first turning onto School Hill. Continue along School Hill turning left into Fryern Road. Continue along this road and upon entering West Chiltington Village until you get to the crossroads at the top of the hill and then turn right into Haglands Lane. Continue along Haglands Lane for approximately 500 yards and the property will be found shortly thereafter on the left hand side.

What3words:///decrease.waistcoat.deflate



The Property

A truly stunning architect designed property set within a generous landscaped plot situated in the popular village of West Chiltington with local shops and amenities nearby. Double doors lead through to an impressive reception hall with access to separate study, ground floor cloakroom, cloak cupboard and beautiful ornate turning staircase and steps leading down to the triple aspect sitting room. Light and airy, the sitting room has views over the rear garden and has doors leading out onto the sun terrace. There is also a feature fireplace and steps leading up to the breakfast area. There is a modern fitted kitchen with built in appliances, breakfast bar, large breakfast area with views over rear garden and door through to separate utility/boot room. From the breakfast room steps lead down to a beautifully appointed 'Snug' with ornate metal balustrades and spiral staircase to first floor landing.

There are four good sized bedrooms with an ensuite shower to the guest bedroom and a very spacious double aspect principal bedroom with a Juliet balcony offering lovely views over the pool, gardens and village beyond, there is also extensive wardrobes and storage and spacious ensuite bathroom. To either end of the first floor there are two spiral staircases and two spacious seating areas and a family bathroom which completes the internal accommodation.

Outside

The property is set on a pleasant lane close to local shops and amenities. Approached via double electric gates leading to off road parking area, private driveway and integral double garage. There are lawned area either side with a lovely mature Oak tree and established hedged boundaries to either side.

Thereafter a large side gate leads through to the expansive landscaped rear garden. From the rear of the property doors lead out onto the extensive sun terrace with steps leading down to stunning pool complex with extensive Indian sandstone paving, separate seating areas and lovely well appointed summer house, ideal for those long summer days. From the pool area, steps lead down to a large expanse of lawn mature hedged screening and further seating areas and mature trees to rear. From the terrace there are also lovely views over the village of West Chiltington and Windmill.



To arrange a viewing call us on 01903 742354 or email enquiries@glproperty.co.uk

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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 Superfast broadband is available. Highest download speed is 80 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.
Please telephone 01903 742354 or email: enquiries@glproperty.co.uk





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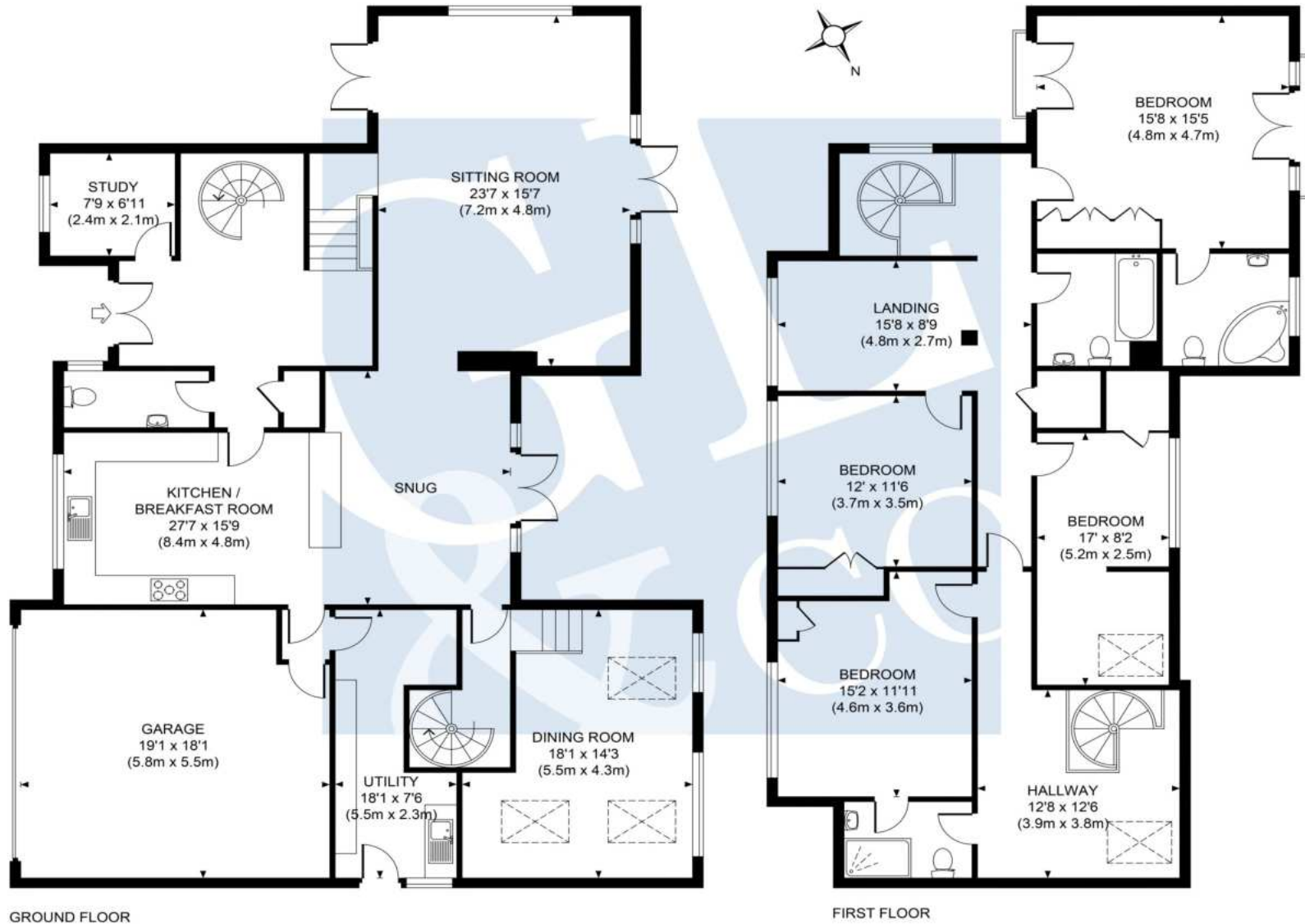


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Approximate Gross Internal Area
3293 sq ft / 305.9 sq m



Agents Note - Our particulars are for guidance only 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. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. 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, system or appliance. Please ask if you would like further information, especially before you travel to the property.

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