



West Chiltington, West Sussex RH20





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Guide Price of £1,425,000 Freehold ID: 73739

Storrington 2.8 miles, Worthing 12.1 miles, Chichester 19.1 miles,
Pulborough 2.3 miles, Horsham 13.9 miles, Gatwick Airport 31.1 miles

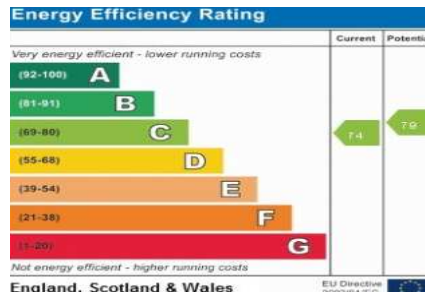


- Attractive and versatile home
- Offering almost 4,000 sq.ft of internal accommodation
- Fabulous south facing landscaped gardens 0.62 of an acre
- Triple bay garaging almost 31ft in width
- Half a mile from local shops and bus stop
- Views of the South Downs from the first floor
- Mainline station in Pulborough

Directions

From the offices of GL&Co Estate Agents, Storrington proceed in an easterly direction to the mini-roundabout and turn left up School Hill (B2139). At the brow of the hill turn left into Fryern Road and continue in a westerly direction into West Chiltington. On entering West Chiltington continue straight ahead onto Common Hill. At the crossroads at the top of the hill turn left into The Common. Continue along this road, which leads into Harborough Hill and the property can be found on the left hand side.

What3words///shuffles.internet.nurses



The Property

Offering almost 4,000 sq.ft of internal accommodation with a huge degree of versatility, this attractive four bedroom, three bathroom detached home sits enviably in fabulous south facing landscaped gardens of 0.62 of an acre. The property is situated almost centrally between the neighbouring larger villages of Storrington and Pulborough, which has a mainline station with direct access to London Victoria. The property is also just half a mile from local village shops including a convenience store, butchers and hairdressers, and a bus stop.

The accommodation comprises of a storm porch with door into the generous entrance hall. To the left rear of the property is the stunning triple aspect sitting room featuring a wood burning stove with brick surround and tiled hearth. Double doors to the rear open onto the south facing patio. Also to the left of the entrance hall is a double aspect family room. To the rear of the property and with bi-folding doors opening on the south facing patio is the kitchen/ breakfast room featuring a range of wall and base units with Quartz work surfaces. There is a high level double Bosch oven with an integral fridge/ freezer. There is also a Bosch six ring gas hob inset into the Quartz with extractor above. The island has plenty of further storage with sink inset and dishwasher, as well as breakfast bar. The study enjoys a pleasant outlook across the rear gardens and beyond, and there is a separate dining room which could be utilised as a fifth bedroom, with services available in the neighbouring utility room and a cloakroom.

Stairs lead to the first floor landing where there are four double bedrooms in total. The principal bedroom at the rear offers fabulous views towards the South Downs and benefits from fitted wardrobes and an en-suite bathroom with separate corner shower and twin wash hand basins. The guest bedroom also has built-in storage and an en-suite shower room. Bedrooms three and four share the same views as the principal bedroom and these are served by the modern fitted family bathroom with separate shower, bath and large storage cupboard.

Viewing

An internal inspection is highly recommended to appreciate the generous accommodation and the versatility it offers.

Viewing strictly by appointment through GL & Co. Please telephone 01903 742354 or email: enquiries@glproperty.co.uk

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Outside

The property is approached via five bar wooden gates opening onto a gravel driveway with brick edging, which extends up to a turning area providing ample parking and leading to the detached garaging. The triple bay garaging has three wooden open doors to the front and a pedestrian door to the rear, power and light and storage above. Nearly 31ft in width this would be ideal for car enthusiasts.

To the left is a wonderful feature of the garden with attractive rockery and flowers interspersed as well as mature trees and shrubs, and a seating area to enjoy the delightful outlook. To the right there are further flower and shrub beds with a path leading down to the property and there is an attractive array of colourful shrubs adjoining the property. Gates either side lead into the rear garden.

The sunny south facing rear gardens are a wonderful feature of this lovely home. Adjoining the rear of the property is a generous Indian sandstone patio area with secure railing. The patio can be accessed from both the kitchen and the sitting room, with ample space for alfresco dining and steps lead down to a further patio area enclosed by box hedging.

The remainder of the garden is wonderfully landscaped with an area of well manicured lawn forming the majority of the grounds. There is a brick path around it and an amazing array of colourful flowers, mature shrubs and trees to the boundaries. The garden is enclosed to all sides and to the rear are hedge enclosed sections, one forming a fabulous and private seating area, another housing a shed and compost section and one with ornamental shrubs and trees. There is a wood store to the side.

Services

All mains services are connected.
According to Ofcom for this address Superfast broadband is available.
Highest download speed is 53 Mbps

Council Tax

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

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, A bank, 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 harbours 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





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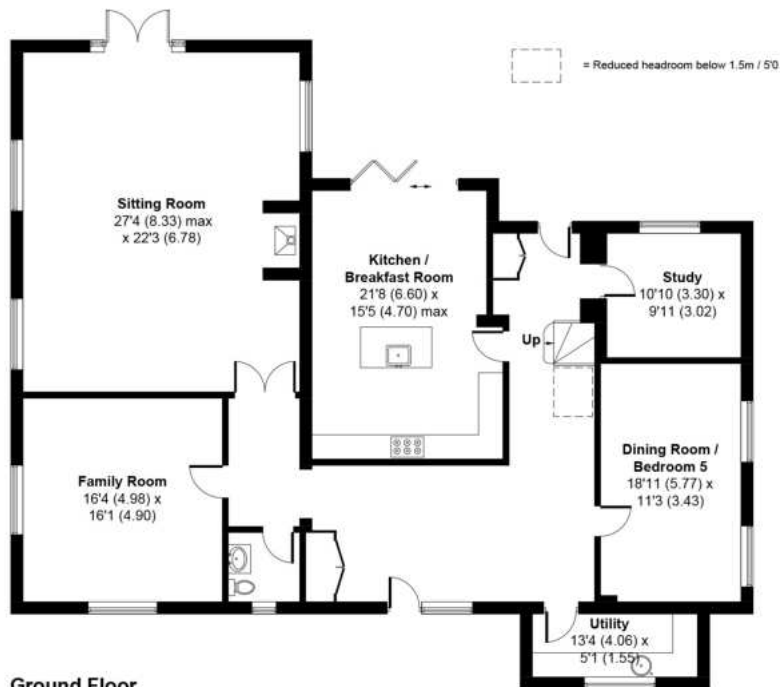
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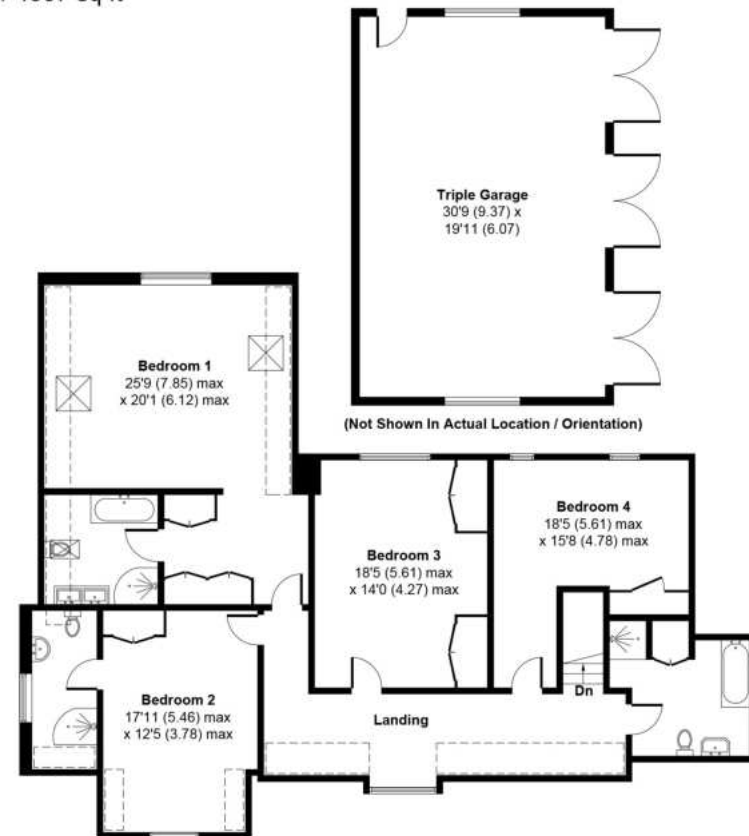


Harborough Hill, RH20

Approximate Gross Internal Area = 362.1 sq m / 3898 sq ft
Triple Garage = 56.6 sq m / 609 sq ft
Total = 418.7 sq m / 4507 sq ft



Ground Floor



First Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID862087)

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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