



West Chiltington, West Sussex RH20





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Guide Price £1,300,000 Freehold

ID: 76167

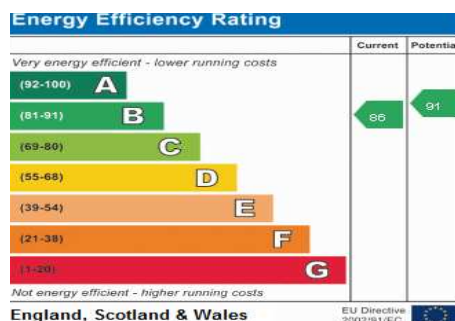
Storrington 2.9 miles, Worthing 12.1 miles, Horsham 13.9 miles,
Pulborough 2.3 miles, Chichester 19.1 miles, Gatwick Airport 31.1 miles



- One of just two brand new homes
- Ten Year Premier Warranty
- Attractive design
- Finished to high specification
- Detached double garage and ample off road parking
- South facing rear garden
- Ready for immediate occupation

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 driveway for the property can be found on the left hand side just passed the right-hand turning into Harborough Gorse.
[What3words:///successes.finishes.broached](#)



The Property

Wisteria is one of just two individual brand new homes set back from the road in the highly desirable village of West Chiltington. The attractive design with highbrow windows and detached double garage, also benefits from under floor heating throughout the ground floor and a generous south facing rear garden with large patio area ideal for entertaining. Offered for sale with a ten year Premier Warranty this stunning home is ready for immediate occupation.

The accommodation comprises storm porch with door into the entrance hall. The Karndean flooring extends to the left and into the generous kitchen/breakfast area. The stylish kitchen features a range of matching wall and base units with island, eye level Neff double oven, larder fridge and freezer, an induction hob inset into the Silestone work surface and has a pleasant outlook to the front. Off the kitchen and with further door to the outside is the utility room. To the rear of the kitchen/breakfast room is a generous area for either breakfast table or sofas with double doors onto the south facing patio and a door leading left into a useful snug or office. The breakfast area leads further into the large dining area with roof lantern and further doors leading out to the garden. The sitting room can be accessed via the dining area or double doors from the entrance hall. Measuring 31 ft this is a generous triple aspect room with bay windows to the front and wood burning stove. To conclude the ground floor accommodation is the WC.

From the entrance hall stairs lead to the first floor landing where the principal bedroom suite can be found to the right hand side with distant views to the South Downs, a walk-in wardrobe and luxury fitted en-suite with Crosswater sanitary ware, tiled flooring, freestanding bath with floor mounted mixer tap, double walk-in shower and twin wash hand basins. Bedroom two also to the rear has similar views, built-in wardrobe and an en-suite shower room with double walk-in shower and has been finished to same high specification. There are two further bedrooms and a family bathroom with tile enclosed bath, double walk-in shower, back to wall pan and wash hand basin with vanity under.

Outside

The property is approached over a long driveway and can be found on the left-hand side. There is ample off road parking to the front, which is laid to Cotswold stone and leads to the detached double garage with twin wooden opening doors. There are various shrub borders including Red Robins and steps lead to the front door. The Indian sandstone path continues around the side of the property and into the secure rear garden opening up into a generous space ideal for entertaining and enjoying the warmer months. There is a step down to the remainder of the garden, which is laid to lawn.

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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 which is on the Arun Valley line to London (via Gatwick), Chichester and the South Coast. There are good links to the national road network as the A29 and A283 cross at Pulborough. 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 and Costa 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 are connected.

According to Ofcom for this address Superfast broadband is available. Highest download speed is 48 Mbps.

Council Tax

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

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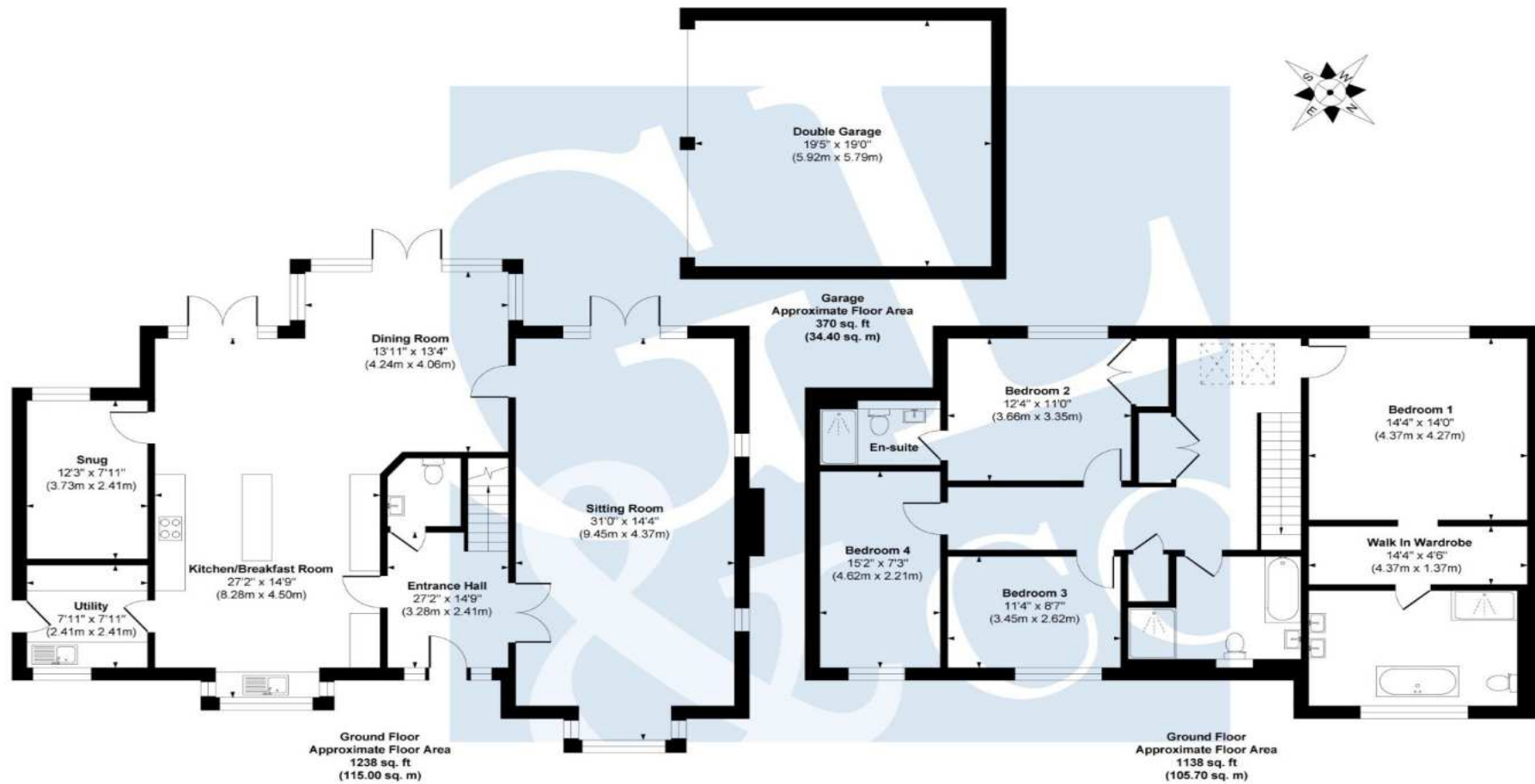




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Approximate Gross Internal Floor Area 2746 sq. ft / 255.10 sq. m (Including Garage)

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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.