



Hole Street, Wiston, West Sussex BN44





Hole Street, Wiston, West Sussex BN44

Guide Price £695,000 Freehold

ID: 76218

Ashington 1 mile, Steyning 3.8 miles, Shoreham 9 miles, Worthing 10.5 miles, Horsham 14.3 miles, Brighton 16.1 miles, Storrington 4.5 miles, Pulborough 9.2 miles, Gatwick Airport 28.9 miles

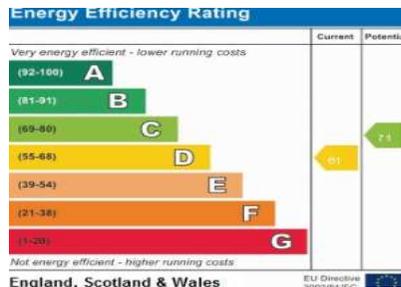


- Offering over 1,500 sq.ft. of accommodation
- Considerably improved by current vendors
- Delightful views from first floor
- Off road parking and garage potential (STNPP)
- Stunning grounds with high degree of privacy
- Semi-rural location
- Chain free

Directions

From the offices of GL & Co in the High Street, Storrington proceed in an easterly direction towards Washington roundabout along the A283. Upon arriving at Washington roundabout, turn left heading north on the A24. After approximately a mile, take the first turning left signposted to Ashington village. At the junction turn right and proceed under the bridge into Hole Street. After approximately half a mile, the property can be found on the left hand side.

What3words:///starts.distracts.switched



The Property

This stunning detached cottage has undergone considerable improvement by the current owners and is beautifully positioned in the highly sought after semi-rural location of Wiston, just outside the village of Ashington. Offering over 1,500 sq.ft of accommodation, the property enjoys some delightful views from the first floor towards Chanctonbury Ring as well as a high degree of privacy and seclusion from the stunning grounds and is being offered for sale with no forward chain.

The accommodation comprises a door into the entrance hall. To the left hand side is the ground floor shower room with WC and space and plumbing for washing machine. To the right hand side is the double aspect ground floor bedroom or study. Straight ahead is a fabulous quadruple aspect open plan area, which incorporates the sitting room, kitchen and dining room. Measuring over 33 ft. x 19 ft. this generous space offers a high degree of versatility depending upon how you chose to arrange the room. There is a door out to the side and further double doors into the garden. The kitchen area features a Miele induction hob inset into the work surface, double Electrolux oven below, integrated fridge, space and plumbing for a slimline dishwasher and further cupboard for storage. Also within this stunning open plan space is a wood burning stove.

Stairs lead to the first floor landing where there are two further double bedrooms. The second bedroom is to the front with beautiful views across neighbouring farmland towards Chanctonbury Ring. The main bedroom to the rear is double aspect and benefits from a pleasant outlook across the delightful garden. Both bedrooms are served by the modern fitted family bathroom with back to wall pan WC, tiled flooring and bath with shower attachment.

Outside

To the front of the property there is a shingle driveway providing off road parking for up to three vehicles with excellent potential to have an open car barn style garage where the dense shrubbery is to the front (STNPP). There is a large storage shed.

A gate leads into the grounds, which surround the property with a path leading to the front door and around to the rear. It is well screened to all aspects with an attractive combination of mature trees including a lovely Willow, flowers and shrubs. There is a generous patio area off the kitchen ideal for alfresco dining, with the remainder being laid to level lawn and there is a wildlife pond.



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

View online at www.glproperty.co.uk



Situation

Wiston is a scattered village and civil parish in the Horsham District of West Sussex. It lies on the A283 road 2.8 miles northwest of Steyning. The parish covers an area of 1,360 hectares. The most famous landmark is the Wiston Estate and winery, together with the Chalk Restaurant. Ashington the nearest village being about a mile away, is an award-winning village situated to the west of the A24 Worthing/Horsham bypass. There is a primary school, community centre, playing fields and local amenities including a Co-op store, BP petrol station and Marks & Spencer food store, a pharmacy, hairdressers, a veterinary practice, a public house, local hotel, St Peter & St Paul church, and a local bus service. It enjoys ease of access to the A24, south to the town of Worthing and via the A283 the villages of Storrington and Steyning and north to the market town of Horsham, Crawley and the national motorway links via the M23 and M25. Mainline stations can be found at Pulborough, Billingshurst and Horsham with services to Gatwick Airport, London Victoria and the coast.

Sports and recreation

Set at the foot of the South Downs, Wiston is ideal for walking or riding in the South Downs National Park and exploring Chanctonbury Ring. There is also a wide range of other social and sporting activities in the area. Storrington to the west has Chanctonbury Leisure Centre, which is a fitness centre, gym and the venue for various classes. There is also a Tennis Club. Steyning has a health and sports centre with a swimming pool and other community amenities. Numerous clubs, charities and associations thrive in the area, with gliding at Parham and golf at The West Sussex Golf Club in Pulborough. Of special note is the large RSPB nature reserve at Wiggonholt Brooks between Storrington and Pulborough.

Services

Sewage treatment works. LPG heating.
According to Ofcom for this address Standard broadband is available.
Highest download speed is 23 Mbps.

Council Tax

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

Viewing

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





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

View online at www.glproperty.co.uk





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

View online at www.glproperty.co.uk





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.

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

View online at www.glproperty.co.uk

