





Mulberry House, West Chiltington

A stunning example of a character 'Wells' Cottage with generous accommodation and in a glorious private garden setting.



- ▶ Large spacious rooms
- ▶ Recently refitted luxury kitchen
- ▶ Recently refitted family bathroom
- ▶ Superb decorative order
- ▶ Stunning conservatory
- ▶ Glorious park like gardens
- ▶ Extensive terrace and sitting areas
- ▶ Heated swimming pool
- ▶ Double garage
- ▶ Attractive water feature

A rare opportunity to acquire a character house in superb and well maintained condition with generous accommodation and beautiful gardens. Situated within the favoured West Chiltington Village, this fine example of a Wells Cottage provides almost 3,500 sq ft of living space spread over two floors.

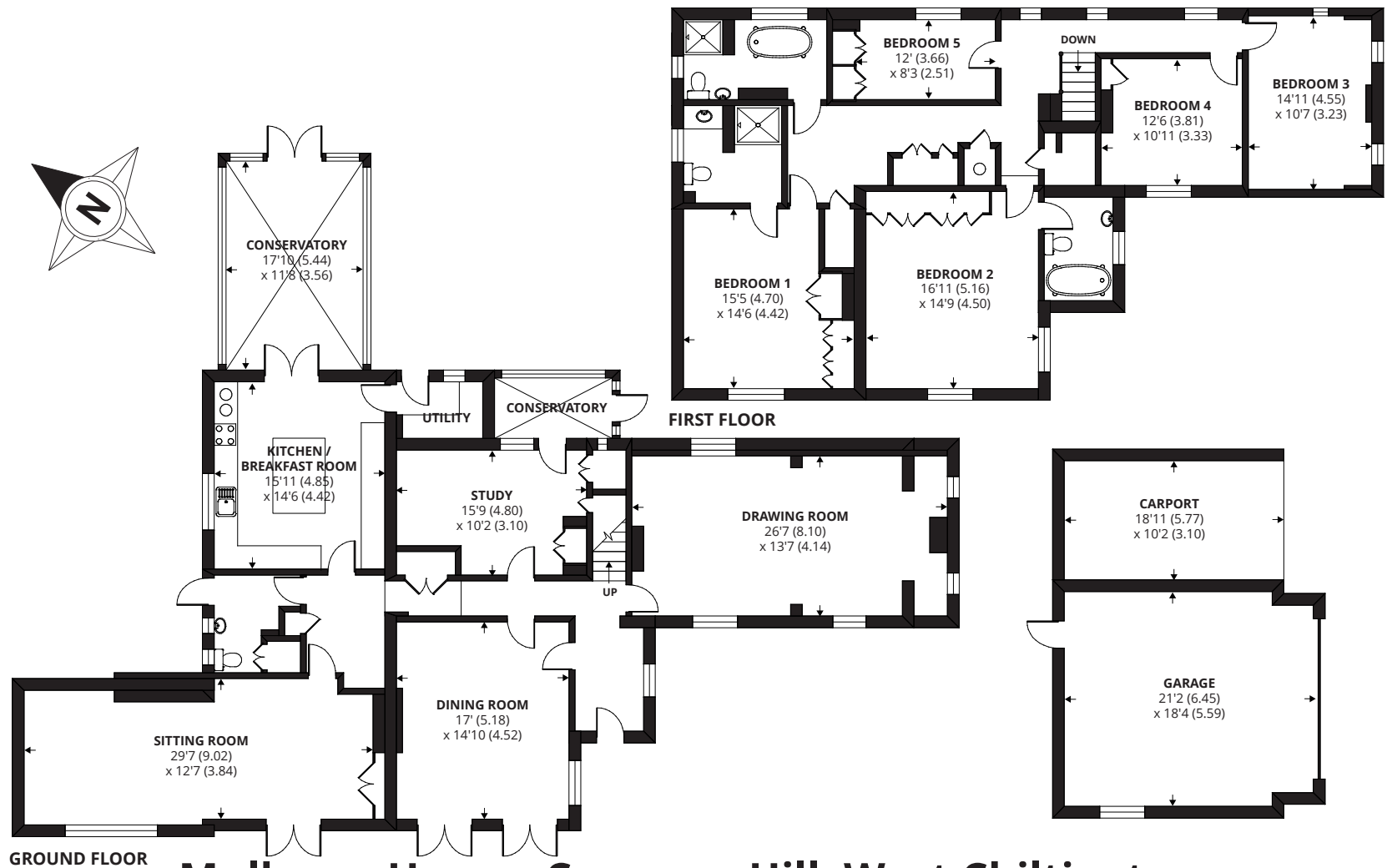
The spacious ground floor accommodation provides two separate sitting rooms, one with an inglenook style fireplace housing a large wood burning stove. Between these rooms a large dining room gives an ideal formal entertaining area. The kitchen, refitted less than 2 years ago provides an island unit with breakfast area, quartz worktops, fully integrated appliances including coffee machine and an Aga fridge freezer. There is currently a large gas fired Aga within the kitchen which is available under separate negotiation. A study completes the ground floor accommodation with fitted book shelves and a private conservatory off. There is also a large cloakroom that could easily accommodate a shower if desired.

The first floor provides five bedrooms. Two of these have their own dedicated en-suite facilities with the remaining bedrooms served by a family bathroom. The house, although only constructed in the 1920's to 1930's, provides the character and style of a much older property. With beamed ceilings in several of the rooms, white painted walls and a thatched roof, it provides the satisfaction of a period 'chocolate box' cottage with all the benefits and features of a modern house.









Mulberry House, Common Hill, West Chiltington

APPROX. GROSS INTERNAL FLOOR AREA 3860 SQ FT 358.5 SQ METRES (INCLUDES GARAGE & EXCLUDES CARPORT)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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.

Outside

Without doubt the gardens are a particular feature of this house. Sitting in a plot of approximately 0.6 acre the gardens include a large lawn with colourful and well maintained flower beds with, to the front aspect, a large paved terrace leading to the swimming pool which is flanked to one side by a large summer house with space for changing rooms and shower if desired. To the rear of the house is the second lawn again with colourful flower borders and a large landscaped water feature providing a lovely backdrop from the decked sitting area that leads from the conservatory. The gardens as a whole are secluded and offer a high degree of privacy with a driveway set behind electrically operated gates and leading to the double garage and carport with a parking / turning area.

Location

West Chiltington is a semi-rural West Sussex village made up of the old and the new sections, each boasting a local pub and a shop with post office. With a wide variety of sizeable individual quality properties with many on mature large plots the village provides a good balance of idyllic rural charm without isolation. The Village of Storrington is only 1.5 miles away which provides larger retailers such as Waitrose, Costa and Boots the Chemist. The village also has a wide range of boutique shops and tea rooms, as well as post office, pubs and restaurants. The larger centre of Horsham is 15 miles away, Gatwick airport 28 miles and with good main road access nearby the M25 is just 35 miles distant away (all distances approximate). Storrington sits on the edge of the South Downs National Park which includes the famous South Downs Way with outdoor sports and activities well catered for including walking, mountain biking, horse riding, golf and gliding.

Directions

From our office in Storrington continue along the High Street to the mini roundabout. Take the first exit onto the B2139 and take the first turning on the left into Fryern Road. Continue for approximately 1.5 miles entering into West Chiltington and the driveway entrance to Mulberry House will be seen on the right hand side.

6th July 2017



