



3 Chillerton Farm Barns, Chillerton  
£295,000





**Megan Baker**  
Estate Agents

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This pretty barn conversion offers cottage style accommodation warmed by oil central heating. The light and appealing accommodation includes a well proportioned entrance hallway with attractive polished wood floor which leads to a cosy double aspect lounge. The kitchen/breakfast room has french doors offering stunning views over the garden and downland beyond. There is also a very useful separate dining room (which could double as a third bedroom) and adjacent utility room which we understand has plumbing for a WC. On the first floor are two very pretty double bedrooms, both enjoying wonderful views over beautiful National Trust protected countryside. The rooms are serviced by a bathroom which features both a bath and separate shower enclosure. Large and sunny gardens lie to the side and rear of the property which has areas of wild flower laced lawn and a wide paved patio enclosed by a mellow stone wall. The property is freehold, council tax band C and EPC E-40.

### Pathway to the wooden front entrance door into:

#### Entrance Hallway:

With wooden flooring, stairs to first floor and large utility cupboard, with space and plumbing for washing machine and window to front. Understairs storage cupboard and doors to:

#### Dining Room/ Bedroom Three:

10'3" x 10'0" max (3.14m x 3.06m max)

In cream decor, a lovely shaped room with deep recessed window to rear. Flat, coved ceiling.

#### Kitchen/Breakfast Room:

11'11" max x 8'2" max (3.64m max x 2.51m max)

Fitted with a good range of clotted cream fronted units and wooden style worktops. Attractive splashback tiling and integrated appliances including oven; hob and concealed extractor hood as well as fridge; freezer and slimline dishwasher. Circular stainless steel sink and matching drainer; space for a breakfast table and double doors to rear garden. Multi-paned door to:

#### Sitting Room:

14'6" x 9'0" (4.42m x 2.76m)

A wonderfully cosy room in cream decor with white, beamed ceiling. Multi-paned front window and two cute slimline rear windows set to the end of shaped; deep recesses.





### Turning staircase to:

### First Floor Landing:

With access to loft; built in cupboard and doors to:

### Bedroom One:

14'6" max x 10'2" (4.43m max x 3.12m )

Decorated in a calming sand colour scheme with two built in cupboards and gently sloped ceiling. Rear window with Downs views.



### Bedroom Two:

11'10" x 9'0" + wardrobes (3.61m x 2.75m + wardrobes)

A very pretty double bedroom in pale pink decor with deep recessed window to side providing super countryside, rural views. Gently sloped ceiling and built in double wardrobe.

### Bathroom:

12'0" max x 10'2" max (3.67m max x 3.12m max)

Tiled in glossy white with a pretty border and decals. Fitted with white suite of WC; wash hand basin; bath and separate shower enclosure.



### Gardens:

Set to the corner of the barns development, the beautiful gardens are arranged over two levels. A wide lower patio area runs along the back of the home, providing a super place to sit and enjoy the rural downs backdrop, with steps up to gently sloped lawns with natural boundaries. There is a shed to one corner, and the garden

extends along one side with steps down and gated access to the attractive, open lawned front garden.

### Parking:

The seller informs us they have the use of the large communal car parking areas found to the front and rear of the home.

### Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

Arrange a viewing: Call us on 01983 280555 or email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)



Arrange a viewing

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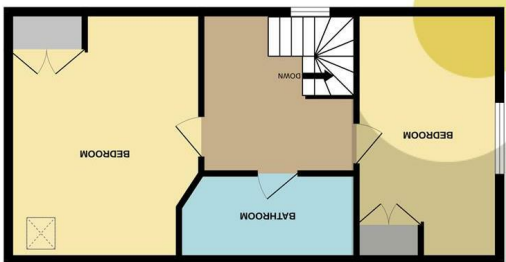
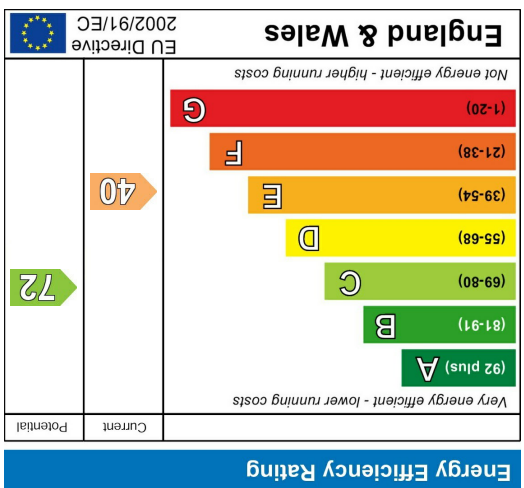
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Pop in for a chat

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