



Plot 2, Grange Park | Threals Lane | West Chiltington | RH20 2RF





Plot 2, Grange Park

Threals Lane | West Chiltington | West Sussex | RH20 2RF

£1,350,000

This thoughtfully designed four bedroom home features a large, open-plan kitchen and dining area with stunning bifold doors that frame breathtaking views of the surrounding countryside. On the ground floor, a separate sitting room provides a cozy retreat, complete with a wood-burning stove. Upstairs, two of the four double bedrooms boast en-suite bathrooms, adding a touch of luxury to everyday life. Every inch of this home has been crafted to make the most of its serene rural setting.

- Four spacious Bedrooms
- Welcoming Entrance Hall
- Elegant Sitting Room
- Superb open plan Kitchen/Dining Area
- Utility Room
- Pantry
- Cloakroom
- Two En-suite Bath/Shower Rooms
- Family Shower Room
- Good Storage
- Beautiful Landscaped Gardens
- Two Covered Parking Spaces
- Leafy Lane Location
- Easy Distance to local shops
- Rural Setting
- Just 5 Homes

Entrance Hall: A welcoming space that sets the tone for the rest of the home.

Cloakroom: Conveniently located on the ground floor.

Large Separate Living Room: A beautiful triple-aspect room, with a wood-burning stove.

Kitchen/Dining Room: This expansive, open-plan area is the heart of the home. The kitchen is fitted with elegant Shaker-style units, complemented by a large waterfall island with a granite worktop. High-quality Bosch appliances, including a full-size fridge and freezer, double oven, multi-function microwave, and induction hob, make this a cook's dream. A remote-controlled extractor fan and a drinking water filter add to the convenience. The dining area is generously sized, easily accommodating a large table, with bifold doors leading to a spacious patio—ideal for indoor-outdoor living.

Utility Room: Located just off the kitchen, this space includes granite work surfaces, ample storage, a single sink, and a walk-in pantry.

First Floor:

Bedroom 1: This luxurious bedroom offers four large full-length double-glazed windows that make the most of the stunning views of the countryside. It includes a dressing area with an extensive range of built-in wardrobes.

En-Suite Bath/Shower Room: A lovely room with high-end finishes.

Bedroom 2: Overlooking the neighboring farmland, this bedroom also features built-in wardrobes.

En-Suite Bath/Shower Room: Beautifully tiled with Amtico flooring, offering both style and comfort.

Two additional Double Bedrooms: Both rooms enjoy superb views of the surrounding landscape.

Family Shower Room: A stylish and functional space for family use.

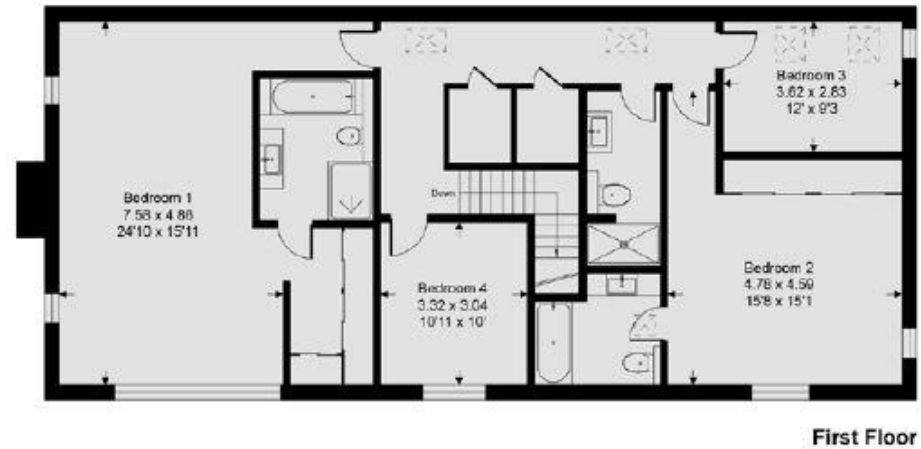
Outside

This property is set within its own generously sized garden, offering a large patio area that perfectly captures the serene rural views. The property also includes a garage with two covered parking spaces, an additional parking space at the front, and provisions for an electric car charging point, with power and lighting already connected.



2 Grange Park, Threals Lane, West Chiltington, West Sussex, RH20 2SF

Approximate Gross Internal Area = 255 sq m / 2742 sq ft



"We'll make you feel at home..."



Managing Director:
Marcel Hoad

Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ www.fowlersonline.co.uk storrington@fowlersonline.co.uk 01903 745844

Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.