



Tawny Cottage | Nyetimber Copse | West Chilington | RH20 2NE





# Tawny Cottage

Nyetimber Copse | West Chiltington | West Sussex | RH20 2NE

PRICE GUIDE £800,000 TO £850,000

Situated in this wonderful private development of Nyetimber Copse located in the heart of West Chiltington is this four bedroom detached family home. The property provides spacious accommodation comprising: sitting room, dining room, kitchen and utility room, with a study and cloakroom to the ground floor. To the first floor, there are the four bedrooms, with an en-suite to the main bedroom and a family bathroom. Outside, there is plenty of off-road parking with an integral double garage. The gardens are a real feature of the property and provide a lawned garden and terrace area. There are plenty of areas for seating and enjoying the charming gardens. The property would benefit from updating in certain areas.

- Detached Family Home
- Four Bedrooms
- Set in a private development
- Covered Entrance
- Sitting Room
- Separate Dining Room
- Study
- Downstairs Cloakroom
- En-suite to Main Bedroom
- Family Bathroom
- Some updating required
- Plenty of driveway Parking
- Integral Double Garage
- Feature Rear Garden
- Sought after Location
- Early viewing recommended

**Covered Entrance** Leading to:

**Sitting Room 27' 6" x 13' 1" (8.38m x 3.99m)** Dual aspect room with bay windows overlooking the front, doors to the rear gardens, feature fireplace with raised brick hearth and inset gas fire, double doors to:

**Dining Room 12' 9" x 12' 2" (3.89m x 3.71m)** Spacious room with window overlooking the rear garden, space suitable for dining table, door through to:

**Kitchen 15' 8" x 11' 9" (4.78m x 3.58m)** Extensive range of wall and base units, built-in double oven, inset hob with extractor over, space for dishwasher and microwave, door leading to:

**Utility Room 15' 8" x 4' 10" (4.78m x 1.47m)** Range of white base units, work surface with inset single drainer sink unit, space and plumbing for appliances, wall-mounted boiler, good size larder storage cupboard, internal door leads into the garage, door leading out to garden.

**Study 11' 9" x 8' 8" (3.58m x 2.64m)** Front aspect room looking out to the driveway, good selection of storage cupboards and shelving.

**Cloakroom Suite** comprising low level w.c. and wash hand basin.

**Stairs to:**

**First Floor Landing** Leading to:

**Bedroom One 17' 0" x 12' 1" (5.18m x 3.68m)** Aspect to rear with delightful outlook over the rear garden, range of built-in wardrobe cupboards, door leading to:

**En-Suite Bathroom Suite** comprising corner bath, low level flush w.c., vanity unit with inset wash hand basin and glazed shower cubicle.

**Bedroom Two 12' 6" x 12' 1" (3.81m x 3.68m)** Rear aspect double bedroom overlooking the rear garden, fitted with a range of built-in wardrobe cupboards.

**Bedroom Three 12' 2" x 11' 0" (3.71m x 3.35m)** Aspect to front.

**Bedroom Four 12' 4" x 10' 1" (3.76m x 3.07m)** Aspect to front, range of built-in wardrobe cupboards.

**Family Bathroom** White suite comprising: panel enclosed bath with fitted shower unit over, vanity units incorporating wash hand basin and low level flush w.c.

**Outside**

**Driveway And Parking** The property is approached via a gated private gravelled driveway providing ample parking, leading to:

**Integral Double Garage 18' 0" x 17' 7" (5.49m x 5.36m)** Rear personal access door into utility room.

**Front Garden** Mainly laid to lawn with mature shrubs.

**Rear Garden** The lovely rear garden provides plenty of spaces to sit and relax with terrace area adjacent the property, mainly laid to lawn with mature flower and shrub borders, timber garden framed summerhouse at the rear of the garden.

**EPC Rating:** Band C.  
**Council Tax:** Band E





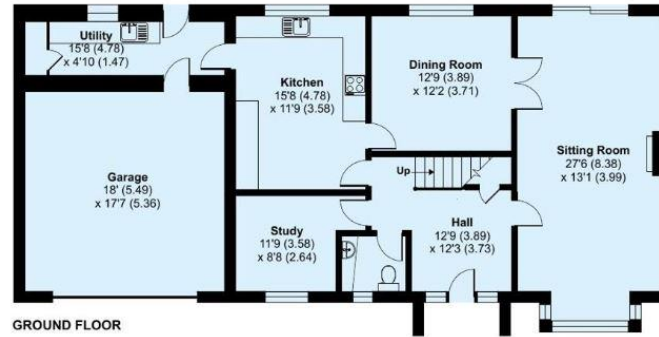
# Tawny Cottage Nyetimber Copse, West Chiltington, Pulborough, RH20 2NE

Approximate Area = 1975 sq ft / 183.5 sq m

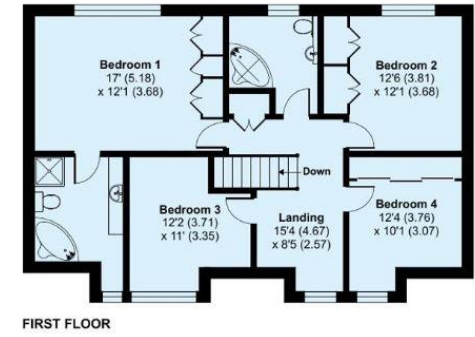
Garage = 324 sq ft / 30.1 sq m

Total = 2299 sq ft / 213.6 sq m

For identification only - Not to scale



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