



The Cottage | Westward Lane | West Chilmington | RH20 2PA





# The Cottage

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£1,000,000

An attractive five bedroom Wells cottage constructed circa 1920's, set within this highly regarded leafy lane occupying 0.35 of an acre of secluded gardens. The property has been skillfully extended with the addition of an attached studio/annexe. Internal accommodation comprising: dual aspect sitting room with open fireplace, dining room, study, bespoke fitted kitchen/dining room with granite working surfaces and Range cooker, walk-in utility room, ground floor shower room, conservatory, inter-connecting to an attached studio having vaulted ceilings and exposed beams with feature 'Jotal' woodburner, upstairs mezzanine.

First floor master bedroom with en-suite, two further double bedrooms, one with an en-suite and one single bedroom. Outside there is extensive driveway parking with circular turning area leading to a detached double car barn, with attractive gardens offering a high degree of privacy.

- Individual Extended 'Wells' Cottage
- Five Bedrooms
- Extending to 1909 sqft
- Highly regarded Leafy Lane
- Dual Aspect Sitting Room
- Dining Room
- Study
- Bespoke Fitted Kitchen/Breakfast Room
- Utility Room
- Ground Floor Cloakroom
- Conservatory
- En-suite to Main Bedroom
- Attached Studio
- Attractive Gardens
- Extensive Driveway Parking
- Detached Double Car Barn











**Entrance** Solid wood front door to:

**Solid Wood Enclosed Gabled Entrance Porch** Part glazed door through to:

**Sitting Room 21' 9 maximum" x 17' 9 maximum" (6.63m x 5.41m)** Dual aspect sitting room with feature coal effect gas fire with brick surround and mantel over, bank radiators, leaded light double glazed windows.

**Dining Room 15' 10 maximum" x 9' 7 maximum" (4.83m x 2.92m)** Exposed wooden flooring, leaded light French doors leading to terrace, bank radiator, recess display alcove.

**Study 10' 1" x 9' 0" (3.07m x 2.74m)** Bank radiator, dual aspect leaded light double glazed windows.

**Kitchen/Breakfast Room 18' 2 maximum" x 15' 5 maximum" (5.54m x 4.7m)** Extensive range of bespoke oak units with black granite working surfaces, twin Butler sink with stainless steel swan neck mixer tap, integrated dishwasher, space for Range cooker with extractor over, recessed area suitable for housing American style fridge/freezer, pull-out drawer rack, tiled flooring, concealed spot lighting, fitted breakfast bar with granite working surface with under-seating and storage cupboard, stable door to conservatory.

**Walk-in Utility Room** Space and plumbing for washing machine and tumble dryer, inset Butler sink, wall-mounted 'Ideal' combination boiler, wall-mounted electric meters, bank radiator.

**Conservatory 13' 11" x 13' 3" (4.24m x 4.04m)** Of brick and uPVC construction with tiled flooring, bank radiator, double doors leading to front and rear gardens, tiled flooring, door connecting through to:

**Annexe Day Room/Lounge 11' 6" x 6' 6" (3.51m x 1.98m)** Double glazed window, opening to:

**Annexe Bedroom Two 6' 5" x 5' 8" (1.96m x 1.73m)** Double glazed window.

**Annexe Shower Room** Enclosed shower, low level flush w.c., pedestal wash hand basin.

**Annexe Sitting Room 18' 5" x 13' 3" (5.61m x 4.04m)** Oak flooring, French doors leading to front garden, vaulted ceiling with exposed beams, free-standing cast iron wood burner, bank radiator, open plan oak staircase leading to:

**First Floor/Mezzanine Room 12' 9" x 10' 6" (3.89m x 3.2m)** Leaded light double glazed window.

**Stairs to:**

**First Floor Landing** Access to loft space, built-in storage cupboards.

**Bedroom One 16' 10" x 9' 7" (5.13m x 2.92m)** Exposed wooden flooring, dual aspect leaded light double glazed windows, door to:

**En-Suite Bathroom** Victorian claw leg enamel bath with telephone grip shower attachment, pedestal wash hand basin, low level flush w.c., enclosed separate shower cubicle, concealed spot lighting.

**Bedroom Two 14' 7" x 12' 10" (4.44m x 3.91m)** Dual aspect leaded light double glazed windows, radiator, built-in wardrobe cupboards, door to:

**En-Suite Shower Room** Low level flush w.c., built-in cupboards.

**Bedroom Three 18' 0" x 8' 2" (5.49m x 2.49m)** Radiator, leaded light double glazed windows.

**Bedroom Four 9' 8" x 8' 0" (2.95m x 2.44m)** Radiator, leaded light double glazed windows.

**Outside**

The overall plot occupies 0.35 of an acre with extensive gravelled driveway parking with central turning circle, with attractive flower and shrub borders and further side lawned sections of gardens to side and to the rear with summerhouse and two sheds, large hot tub with wooden gazebo cover, detached double car barn with electric point.

**Detached Double Car Barn 18' 6" x 17' 4" (5.64m x 5.28m)** with electric point.

**EPC Rating:** Band D.



## Westward Lane, West Chiltington, Pulborough, RH20

Approximate Area = 1909 sq ft / 177.3 sq m (excludes detached double car barn)

Annexe = 514 sq ft / 47.8 sq m

Limited Use Area(s) = 82 sq ft / 7.6 sq m

Total = 2505 sq ft / 232.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Fowlers Estate Agents. REF: 1089552



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Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ

[www.fowlersonline.co.uk](http://www.fowlersonline.co.uk)

[storrington@fowlersonline.co.uk](mailto:storrington@fowlersonline.co.uk) 01903 745844

Managing Director:  
Marcel Hoad MRICS

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