



Cravencot | Nyetimber Lane | West Chiltington | West Sussex | RH20 2NA

 **FOWLERS**
ESTATE AGENTS



Cravencot

Nyetimber Lane | West Chiltington | West Sussex | RH20 2NA

£1,100,000

A substantial four/five bedroom home situated within this highly regarded location of West Chiltington, occupying this generous sized plot of 0.32 of an acre offering versatile accommodation extending to 2412sqft comprising: entrance hall, dual aspect sitting room, dining room, family room/study/bedroom five, kitchen/breakfast room with separate utility room, ground floor cloakroom, en-suite to main bedroom and a family bathroom. Outside, there is extensive parking to the front leading to a detached double garage. There are delightful rear gardens and terrace to the rear with detached studio/office with separate driveway access.

- Individual Family Home
- Four/Five Bedrooms
- Extending to 2412sqft
- Highly regarded location
- Dual aspect Sitting Room of 22' x 18'10
- Dining Room
- Family Room/Study/Bedroom Five
- Superb Kitchen/Breakfast Room
- Utility Room
- Ground Floor Cloakroom
- En-suite to Main Bedroom
- Family Bathroom
- Extensive parking area and Double Garage
- Delightful rear garden and terrace
- Occupying 0.32 of an acre
- Studio/Office





Entrance Solid wood front door to:

Entrance Hall Radiator, understairs storage cupboard.

Dual Aspect Sitting Room 22' 0" x 18' 10" (6.71m x 5.74m) Three radiators, feature fireplace with coal effect fitted gas fire with marble inset and hearth with carved wood surround over, double glazed leaded light windows with French doors leading to terrace and front gardens, part glazed double doors leading to:

Dining Room 15' 4" x 13' 0" (4.67m x 3.96m) Radiator, leaded light double glazed windows.

Family Room/Study/Bedroom Five 15' 9 maximum" x 13' 6 maximum" (4.8m x 4.11m) Dual aspect double glazed leaded light windows, two radiators.

Kitchen/Breakfast Room 25' 5 maximum" x 10' 9 maximum" (7.75m x 3.28m)

Kitchen Area Extensive range of wall and base units with integrated fan assisted electric oven and separate grill, inset 'Bosch' electric hob with extractor over, integrated dishwasher, integrated fridge, part tiled walls, double glazed leaded light windows overlooking rear garden.

Breakfast Area Radiator, built-in shelving and display cabinets, double glazed French doors leading to terrace and gardens.

Utility Room 8' 1" x 7' 10" (2.46m x 2.39m) Single drainer stainless steel sink unit, range of wall and base units, integrated freezer, range of working surfaces with space and plumbing for washing machine, space for tumble dryer, range of eye-level cupboards, inset single drainer sink unit, space and plumbing for dishwasher, double glazed leaded light windows, door leading to rear garden.

Ground Floor Cloakroom Low level flush w.c., wall-mounted wash hand basin, wall-mounted 'Worcester' boiler.

Stairs to:

First Floor Landing Access to loft space, Velux window, shelved linen cupboard housing hot water cylinder.

Bedroom One 19' 9 maximum" x 19' 6 maximum" (6.02m x 5.94m) Range of built-in wardrobe cupboards and fitted bedroom furniture, two radiators, dual aspect leaded light double glazed windows, door to:

En-Suite Bathroom Corner bath with fitted corner Jacuzzi bath, separate enclosed shower cubicle with fitted independent shower unit, low level flush w.c., inset wash hand basin with toiletries cupboards under, fully tiled walls.

Bedroom Two 14' 6 minimum" x 13' 0 maximum" (4.42m x 3.96m) Radiator, leaded light double glazed windows, built-in wardrobe cupboards.

Bedroom Three 15' 2 maximum" x 9' 10 maximum" (4.62m x 3m) Radiator, leaded light double glazed windows, built-in wardrobe cupboards and fitted bedroom furniture.

Bedroom Four 11' 5 maximum" x 9' 7 maximum" (3.48m x 2.92m) Radiator, leaded light double glazed windows, fitted bedroom furniture.

Family Bathroom Folding glass and chrome screen with fitted independent shower unit, part tiled walls, low level flush w.c., radiator, leaded light double glazed window.

Outside

Front Garden Access via wooden five bar gate with extensive gravelled parking area, shaped lawned areas with attractive flower and shrub borders, raised stone terrace, ornamental Well, screened by hedging, outside security lighting, antique street light, side section of garden.

Detached Stone and Pitched Roof Double Garage 18' 4" x 18' 1" (5.59m x 5.51m) Automatic security roller door, power and light.

Rear Garden Being a feature of the property with large stone terraced area, circular patio area, raised flower and shrub borders, mainly laid to lawn, screened by hedging and fence panelling, timber greenhouse measuring 12'5 x 8'8, side gate, vegetable plot, outside security lighting, side vehicular access leading to additional parking area enclosed by five bar gate.

Office/Studio 13' 11" x 8' 6" (4.24m x 2.59m) and further section measuring 13' 3 maximum" x 5' 2 maximum" (4.04m x 1.57m) With power and light, night storage heating, numerous electric power plugs. Ideal space for working from home.

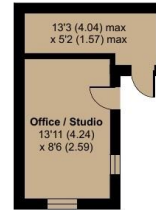
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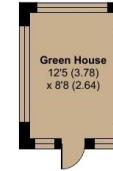
Nyetimber Lane, West Chiltington, Pulborough, RH20

Approximate Area = 2412 sq ft / 224 sq m
 Limited Use Area(s) = 118 sq ft / 10.9 sq m
 Garage = 337 sq ft / 31.3 sq m
 Outbuildings = 293 sq ft / 27.2 sq m
 Total = 3160 sq ft / 293.5 sq m
 For identification only - Not to scale

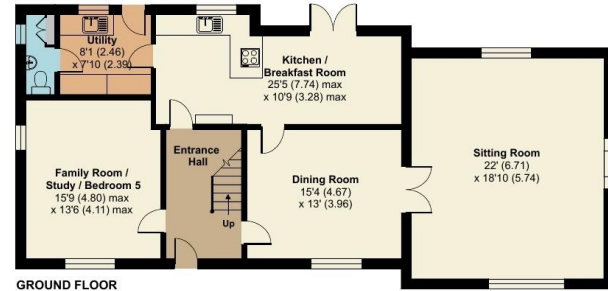
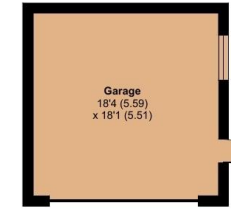
Denotes restricted head height



OUTBUILDING 1



OUTBUILDING 2



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Fowlers Estate Agents. REF: 1265074



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



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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.

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