



Coach House, 4 Grange Park | Threals Lane | West Chiltington | RH20 2PR

 **FOWLERS**
ESTATE AGENTS



Coach House, 4 Grange Park

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

PRICE GUIDE £1,250,000 TO £1,350,000

This recently constructed 4 bedroom property is located in a stunning setting on the outskirts of West Chiltington, with an exceptional finish this beautiful house offers comfortable and versatile accommodation over two floors. On the ground floor the bespoke kitchen offers a high end finish with Bosch appliances and granite work surfaces and a central island where the induction hob is conveniently located with remote control extraction above. The bifold door open up to the patio and garden beyond. The lounge offers a dual aspect and a cosy log burner for those chilly winter evenings. Also on the ground floor there is a bedroom with walk through dressing room and ensuite. A utility with large cupboard and a cloakroom. Upstairs there are three further bedrooms one with an ensuite with the remaining two sharing a Jack and Jill shower room. Outside you can enjoy the beautifully landscaped gardens with countryside views beyond. There is covered parking for two cars plus an additional space. Other benefits are a 7KW EV charging point and 1.1KW PV panels and an EPC rating of B.

- Picturesque 4 bedroom detached house
- Numerous Eco credentials
- Fabulous kitchen with Bosch appliances and Granite worktops
- EV charging point and PV panels
- Exquisite views across the landscaped garden and countryside beyond.
- Three bathrooms and a cloakroom
- Bifold doors leading out on to the patio
- No chain, ready for immediate occupation
- Tranquil setting on the edges of West Chiltington
- Utility with large storage cupboard
- Check the parking/garage situation we and BM contradiction
- Covered Parking for Two Cars

Entrance Hall: The entrance leads into the main areas of the home. On one side is the double aspect sitting room, ideal for unwinding, and on the other is the spacious open plan Kitchen/Dining Room. The staircase from the hall leads you upstairs to the rest of the house.

Utility/Boot Room: Fitted with granite work surfaces, ample cabinets above and below, a single sink, and space for a washing machine and tumble dryer. This room also provides access to the front of the property with a path leading round to the back garden

Kitchen/Dining Room: A stunning open-plan space featuring Shaker-style fitted units, ambient lighting, and a large feature island topped with granite. High-end Bosch integrated appliances, including a full-size fridge, freezer, double oven, multi-function microwave, and induction hob with extractor fan, the dining area is spacious,

comfortably accommodating a large table, and opens via patio doors onto a generous patio.

Double-Aspect Sitting Room: A light and airy room that also opens onto a patio area via Bifold doors, offering picturesque views of the surrounding countryside.

Ground Floor Bedrooms: bedroom 2 a double bedroom accessed from an internal corridor from the kitchen.

Bedroom 2: Includes a dressing area with a range of built-in wardrobes and an en-suite shower room.

First Floor:

Bedroom 1: Double aspect room featuring built-in wardrobes and an en-suite bath/shower room.

Bedroom 3: A spacious double room with integrated wardrobes and a shared ensuite shower room with bedroom 4.

Bedroom 4: Another good sized bedroom with shared ensuite with bedroom 3.

Outside

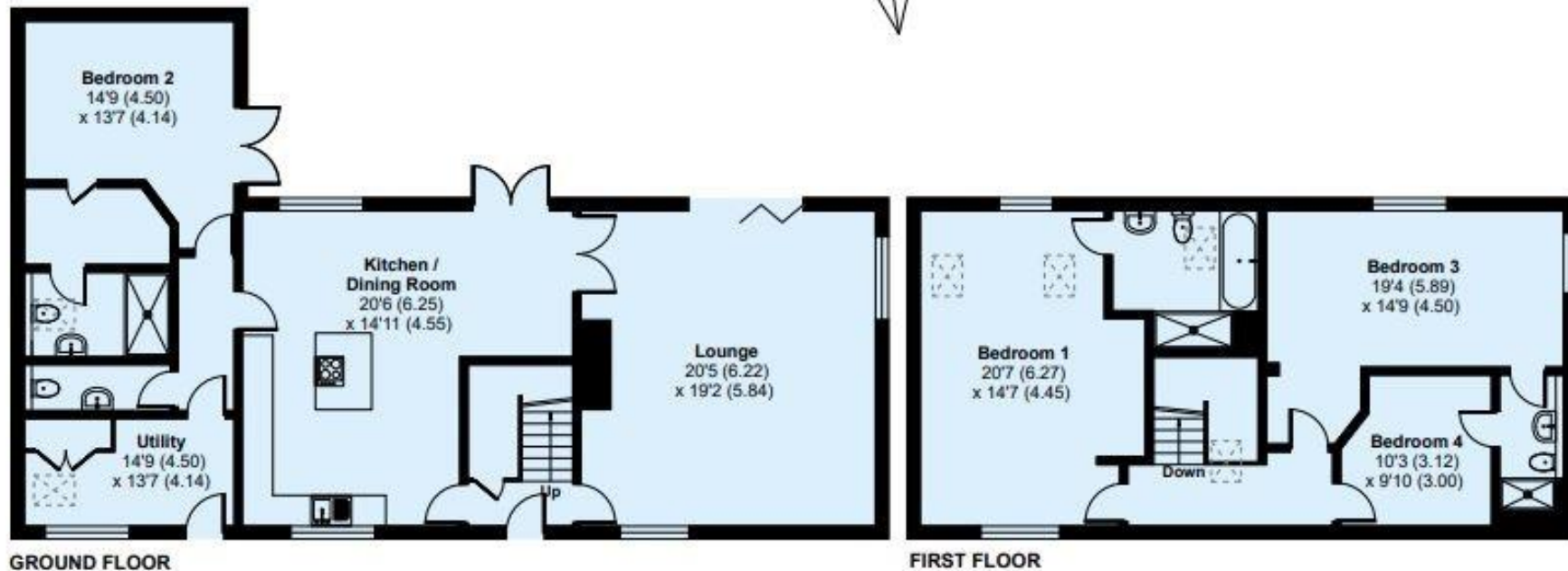
The property is set within its own expansive garden, featuring a large patio area that captures stunning rural views. The outdoor space includes an exterior water tap and power points. A brick driveway leads to a Double Car Barn with power and lighting, and provisions are in place for an electric car charging point.



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

Approximate Area = 2616 sq ft / 200.7 sq m

For identification only - Not to scale



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



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

Managing Director:
Marcel Hoad

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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.

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