



Pipers Green | Nyetimber Copse | West Chiltington | RH20 2NE





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£875,000

A substantial four bedroom detached Bungalow occupying this generous sized plot, located within this exclusive private estate in West Chiltington. Internal accommodation comprises: reception hall, sitting room with doors leading to conservatory, dining room, kitchen/breakfast room, utility room, en-suite to main bedroom and a family bathroom. Outside, there is extensive parking leading to an attached double garage. The rear gardens are a feature of the property with a southerly aspect and large sun terrace with views towards the South Downs.

- Exclusive Private Estate
- Substantial detached Bungalow
- Versatile accommodation
- Four Bedrooms
- Reception Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Conservatory
- Main Bedroom with En-suite
- Family Bathroom
- Generous South aspect Gardens and Terraces
- Extensive driveway Parking
- Attached Double Garage
- No Forward Chain

Entrance Panelled front door to:

Reception Hall Radiator, shelved linen cupboard with pressurised cylinder.

Cloakroom W.C. and wash hand basin.

Inner Hallway Built-in storage cupboards, access to loft space, radiator.

Sitting Room Feature fireplace with stone surround and marble hearth, radiator, sliding double doors leading to:

Dining Room Dual aspect double glazed windows, radiator.

Conservatory Accessed via double sliding doors from sitting room, door accessing rear garden, wall-mounted electric radiator.

Kitchen/Breakfast Room Range of oak style wall and base units, inset one and half bowls single drainer sink unit with mixer tap, range of working surfaces, built-in crockery display unit, recessed area suitable for housing fridge/freezer, integrated 'Bosch' fan assisted oven and microwave, inset four ring hob with extractor over, radiator, double glazed windows, Karndean flooring, door through to:

Utility Room Stainless steel single drainer sink unit, space and plumbing for washing machine and tumble dryer, Karndean flooring, door accessing garage.

Main Bedroom Radiator, double glazed windows, floor to ceiling mirrored sliding wardrobe cupboards and built-in bedroom furniture with wall-mounted air conditioning unit, door to:

En-Suite Bathroom Walk-in double shower with glass and chrome screen with fitted independent shower unit, heated chrome towel rail, push flow w.c., inset vanity wash hand basin with marble surround and toiletries cupboards under, wall-mounted bathroom cabinets with downlighting.

Bedroom Two Radiator, inset wash hand basin, built-in wardrobe cupboards, radiator, double glazed window.

Bedroom Three Radiator, dual aspect double glazed windows, built-in wardrobe cupboards and bedroom furniture.

Study/Bedroom Four Radiator, double glazed windows.

Main Bathroom Inset bath, independent shower unit with central taps, heated chrome towel rail, low level flush w.c., inset wash hand basin, part tiled walls, extractor fan, tiled flooring.

Outside

Front Garden Shaped lawned areas with dwarf hedging and extensive gravelled parking area leading to:

Attached Double Garage Automatic security roller door, power and light, wall-mounted 'Worcester' boiler.

Rear Garden Being a feature of the property with large stone raised terraced areas, with steps down to shaped lawned areas, offering a high degree of privacy with distant views towards the South Downs, screened by fence panelling and mature trees and shrubs, side paved courtyard area.

EPC Rating: tbc

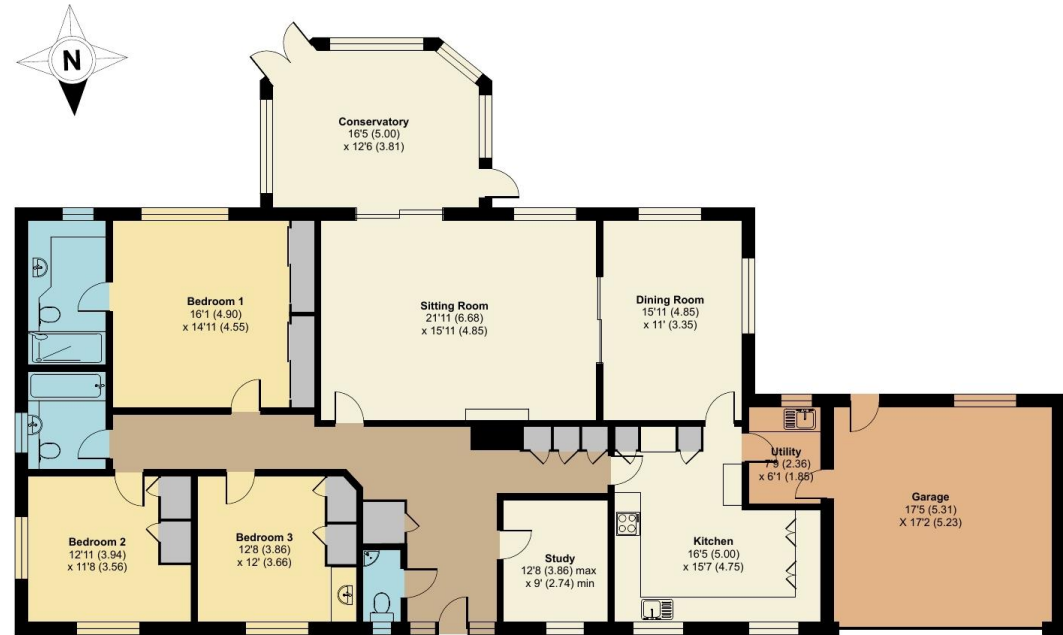




Nyetimber Copse, West Chiltington, Pulborough, RH20

Approximate Area = 2445 sq ft / 227.1 sq m (includes garage)

For identification only - Not to scale



GROUND 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: 1324435



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Managing Director:
Marcel Hoad

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

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