



Plot 5 | Grange Park | Threals Lane | West Sussex | RH20 2RF





Plot 5, Grange Park

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

£1,750,000

An exceptional brand new home occupying 0.44 of an acre adjoining open countryside, set within this exclusive private development in West Chiltington. The property has been constructed to an exceptional high standard with accommodation extending to 3490sqft and comprising: four double bedrooms all with en-suite facilities, with the master bedroom having a large walk-in dressing room, open plan dining hall with recess for double sided wood burner, dual aspect sitting room/dining room with wood burner recess, superb open plan kitchen/breakfast room with a range of integrated 'Bosch' appliances and quartz working surfaces with breakfast island, utility room/boot room, auxiliary room, Amtico flooring and ground floor with underfloor heating and a family bathroom. There are double glazed sash windows and a study/family room. Outside, there is extensive driveway parking leading to a detached triple car barn and workshop with beautiful, landscaped gardens.

- Individually built New Home
- Exclusive development adjoining open countryside
- Extending to 3490sqft
- Four double bedrooms with En-suites
- Open Plan Dining Hall with wood burner recess
- Dual aspect Sitting/Dining Room with wood burner recess
- Superb open plan Kitchen/Breakfast Room
- Fully integrated Bosch appliances
- Quartz working surfaces and central breakfast island
- Amtico flooring with underfloor heating
- Study/Family Room
- Spacious Utility Room/Boot Room
- Numerous ECO credentials
- Beautiful landscaped gardens in 0.44 of an acre
- Detached triple Car Barn and workshop
- Extensive Driveway Parking

Entrance uPVC double glazed front door to:

Open Plan Dining Hall 21' 4" x 17' 1" (6.5m x 5.21m) Double sided facility for open fire with slate hearth, Amtico flooring, double glazed sash window, solid wood double doors accessing:

Study/Family Room 17' 0" x 11' 4" (5.18m x 3.45m) Dual aspect double glazed sash windows.

Superb triple aspect Open Plan Sitting Room/Dining Room/Kitchen/Breakfast Room 46' 11" x 16' 6" (14.3m x 5.03m)

Dual Aspect Sitting Room/Dining Room Area Double glazed sash windows, double sided open fireplace with slate hearth, recessed display area, leading to:

Dining/Kitchen/Breakfast Room Area 15' 2" x 11' 3" (4.62m x 3.43m) Extensive range of wall and base units and integrated 'Bosch' appliances, electric double oven and separate microwave, pull-out waste bin, integrated fridge and freezer, further range of eye-level cupboards, quartz working surfaces with one and a half bowl single drainer sink unit with swan neck mixer tap, part tiled walls, integrated dishwasher, further built-in storage cupboards, large breakfast island with inset five ring Induction hob with feature solid wood extraction hood with downlighting and under-seating, built-in wine rack and pop-up electrical and USP charging points, bi-folding doors leading to south aspect sun terrace.

Utility Room/Boot Room 14' 7" x 8' 11" (4.44m x 2.72m) Range of quartz working surfaces, eye-level cupboards, inset one and a half bowl single drainer sink unit with mixer tap, space and plumbing for washing machine, recessed bespoke cloaks storage area with wooden seating and storage cupboards under, cupboard housing pressurised cylinder, walk-in cupboard housing boiler and electric meters and alarm system, understairs storage cupboard with manifolds for underfloor heating. Amtico flooring, double glazed door leading to gardens.

Inner Hallway Amtico flooring.

Ground Floor Shower Room Walk-in double shower with glass and chrome screen and overhead monobloc soaker, low level w.c., wall-mounted wash hand basin with toiletries cupboards under, heated chrome towel rail, double glazed sash window, Velux window.

Auxiliary Room 11' 4" x 8' 5" (3.45m x 2.57m) Double glazed sash window and door leading to side access.

Stairs to:

First Floor Landing Stairway lighting and built-in storage cupboards, radiator, Velux window, built-in storage cupboard.

Principal Bedroom 26' 3" x 16' 5" (8m x 5m) Impressive vaulted ceiling with dual aspect double glazed sash windows and Velux window, concealed spot lighting, large walk-in bespoke dressing area with hanging space and storage under and built-in shelving, mirror and Velux window and radiator.

En-Suite Bathroom Inset bath, w.c., twin wash hand basin with toiletries drawers under, walk-in double shower with overhead soaker, built-in shelved wooden storage area for towels.

Bedroom Two 19' 2" x 17' 0" (5.84m x 5.18m) Dual aspect double glazed sash windows, radiator, door to:

En-Suite Enclosed shower cubicle with overhead chrome soaker, glass and chrome screen, inset bath, heated chrome towel rail, fully tiled walls, push flow w.c., wall-mounted wash hand basin with toiletries drawers under.

Bedroom Three 16' 5" x 13' 5" (5m x 4.09m) Dual aspect double glazed sash windows, radiator, built-in sliding mirrored wardrobe cupboards, recessed area with radiator and sash window, door to:

En-Suite Shower Room Walk in double shower with overhead chrome soaker, wall-mounted wash hand basin, heated chrome towel rail, w.c., part tiled walls.

Bedroom Four 13' 0" x 12' 3" (3.96m x 3.73m) Radiator, sash window, built-in sliding mirrored wardrobe cupboards, door to:

En-Suite Shower Room Overhead chrome soaker, wall-mounted wash hand basin, push flow w.c., heated chrome towel rail.

Outside

Front Garden and Parking Private driveway access via five bar wooden gate leading to extensive paved parking area with shaped lawned areas, ranch style fencing, leading to:

Triple Car Barn (Please see individual measurements for each space on the floorplan). Pitched slate roof and workshop/storage room, slate and brick paved pathways leading to:

Further Side Sections of Garden Enclosed oil storage tank.

Rear Garden Beautiful open aspect overlooking open fields, large stone paved south and east aspect terraced areas, outside water and electricity supply.

EPC Rating: Band B.





Grange Park, Threals Lane, West Chiltington, Pulborough, RH20

Approximate Area = 3490 sq ft / 324.2 sq m
 Outbuildings = 687 sq ft / 63.8 sq m
 Total = 4177 sq ft / 388 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Fowlers Estate Agents. REF: 1359687



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