



Price Range £1,200,000 – £1,250,000

Common Hill, West Chilmington

kw **MARTIN**
LUNDY-LESTER



Common Hill, West Chiltington, RH20 2NL

Offering almost 3000 sq ft of living space, this substantial detached residence offers family-friendly accommodation within the very desirable village of West Chiltington. Set back from the road, the property has driveway parking for a number of vehicles, plus a double garage with loft space above. There are four well proportioned reception rooms, including a stunning open plan kitchen / dining / conservatory. All four bedrooms are really good doubles and each has it's own ensuite.

The current owners have fastidiously looked after and improved the property over the last 19 years, adding an Anglian conservatory about six years ago. The high specification kitchen includes a range cooker and a NEFF coffee machine - a great way to start the day! There's plenty of built in storage, including a wonderful walk in dressing room off the master bedroom and a large L-shaped utility room. The west facing rear garden is well stocked with mature shrubs and trees and is a wonderful place to relax with family and friends. Children will enjoy playing on the lawn and the more green-fingered will appreciate the auto-ventilated greenhouse.



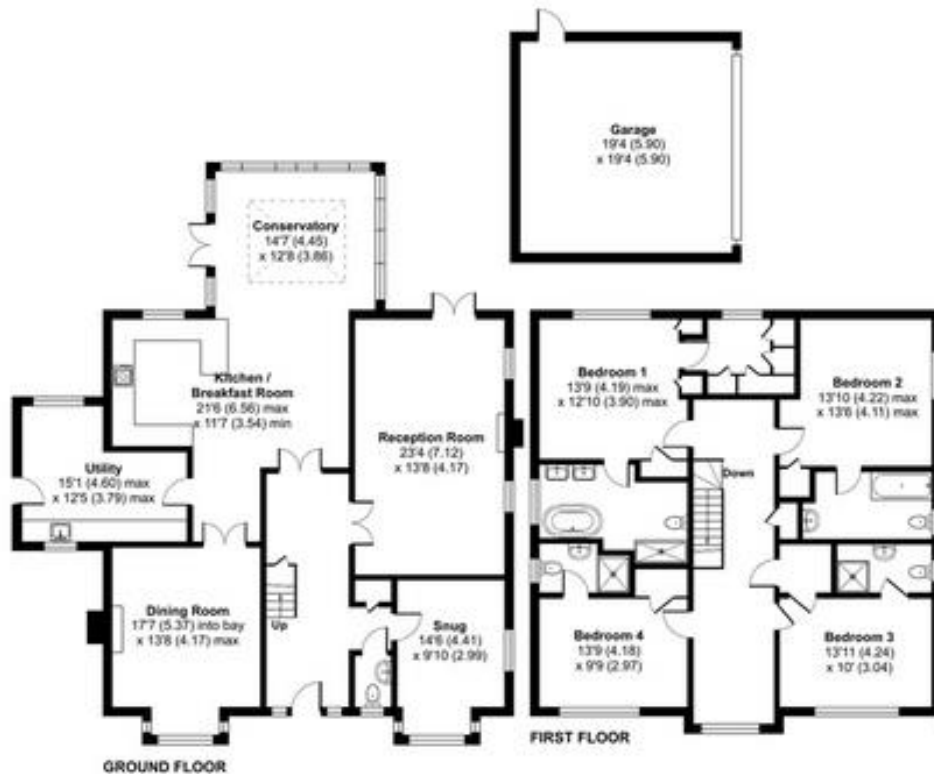
All local amenities are within easy reach, including the local shop, post office counter and newly open West Chiltington Butchers, just a few moments walk area. There are two pubs in the village, plus the Roundabout Hotel with restaurant. Further shopping will be found at nearby Storrington and Pulborough, the latter also featuring a mainline station with direct routes to London and Gatwick.



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Approximate Area = 2873 sq ft / 266.9 sq m
Garage = 375 sq ft / 34.8 sq m
Total = 3248 sq ft / 301.7 sq m

For identification only - Not to scale



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MARTIN LUNDY-LESTER

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.