



Price Range £1.15m - £1.2m
Mill Road, West Chilton

kw **MARTIN**
LUNDY-LESTER



Mill Road, West Chilmington RH20 2PZ

Set well back from the road, this substantial detached property offers flexible accommodation over two floors, within a large, well tended and mature garden. The driveway has parking for a number of vehicles, plus a double garage.

The large, welcoming hallway opens onto a stunning, triple aspect reception room, perfect for entertaining. A second living room is accessed through the study and the bespoke kitchen features high specification integrated appliances. Opening onto a beautiful conservatory, this truly is the heart of the home and another fabulous room to socialise in, with a vaulted ceiling and French doors leading to the rear garden. The principle bedroom is downstairs and has a large dressing area with full width fitted wardrobes, as well as a large and very well appointed ensuite. Another double bedroom sits alongside, served by the ground floor bathroom. The first floor offers a third double bedroom, with Juliet balcony and a dressing room, plus a shower room, lots of built in and eaves storage and a really good sized walk-in loft room.



Standing in more than half an acre, the property is exceptionally well presented and feels very secluded, with plenty of space for children to play, or for adults to relax with family and friends. The indoor heated swimming pool is great for parties or for daily exercise and has a changing room with shower. A number of outbuildings including a summerhouse take the total square footage tally to almost 5000 !

All local amenities are within a few minutes walk or drive, with a range of shops, pubs, cafes and a Waitrose to be found in Storrington, about two and half miles away. Pulborough's mainline station is a ten minute drive, with direct routes from here to London and Gatwick.



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Approximate Area = 3324 sq ft / 308.8 sq m
 Limited Use Area(s) = 244 sq ft / 22.6 sq m
 Garage = 388 sq ft / 36 sq m
 Outbuildings = 882 sq ft / 81.9 sq m
 Total = 4838 sq ft / 449.5 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchocom 2025. Produced for Lundy-Lester Ltd. REF: 1317396



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		
69-80	C	70 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.