



Price Range £1m-£1.1m
Castlegate, West Chilton

kw **MARTIN LUNDY**
ESTATE AGENTS

Castlegate, West Chiltoningon RH20 2NJ

Chain free and standing in very secluded gardens of more than three quarters of an acre, along a lovely private road in West Chiltoningon, this large detached bungalow offers flexible accommodation over one level, with an integral double garage and driveway parking for a number of cars.

The welcoming entrance hall sets the scene for how very well proportioned all the rooms are, with an L-shaped dining / sitting room having French doors onto a long, south west facing patio. The 22ft living room alongside opens onto the same outside space, making for a really sociable area, great for entertaining family and friends. The kitchen and utility room overlook an enclosed courtyard to the other side of the property and all three bedrooms are doubles, the largest also featuring a dressing room. There are three bath or shower rooms and plenty of built in storage throughout. The current owner has just had full fibre broadband installed. The rear garden really is a wonderful space, with a choice of patio seating areas, plenty of room for children to play.



Wonderful walks will be found almost from the front door. A range of country pubs, shops and vineyards are all within a few minutes drive, as are the neighbouring villages of Storrington and Pulborough, the latter having a mainline railway station with direct routes to London and Gatwick.



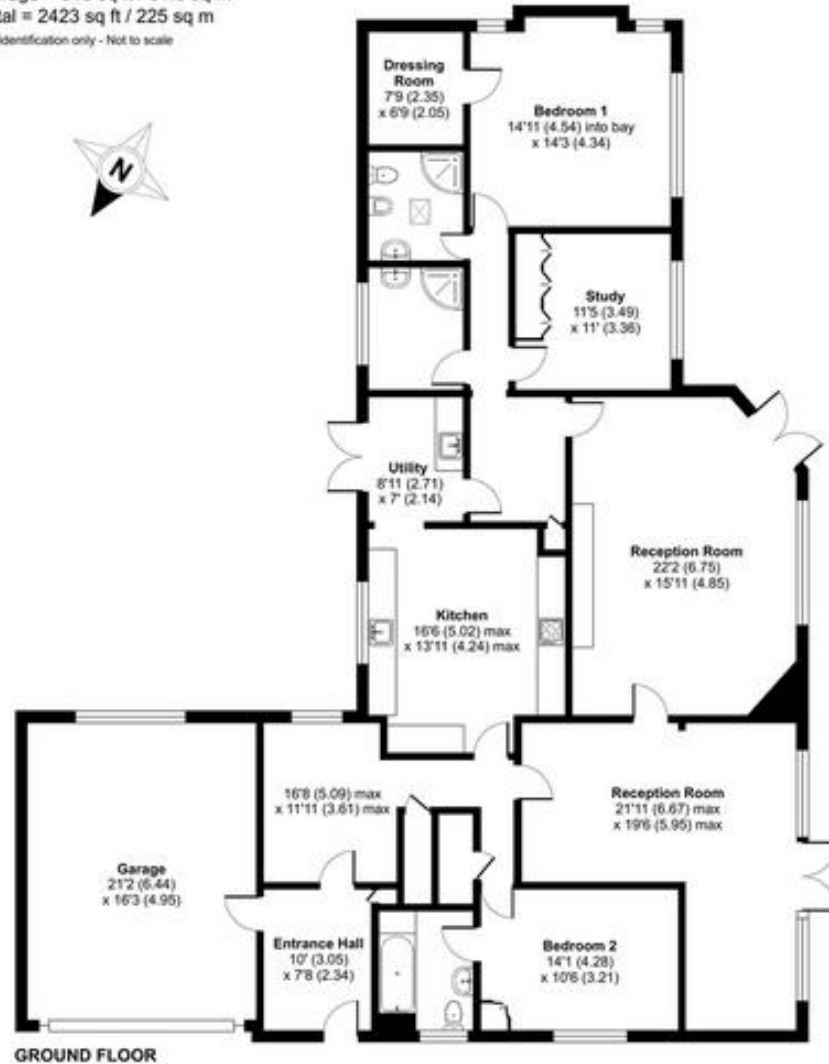
Pinewood, Castlegate, West Chiltington, RH20

Approximate Area = 2080 sq ft / 193.2 sq m

Garage = 343 sq ft / 31.8 sq m

Total = 2423 sq ft / 225 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © 16/06/2025. Produced for Lundy-Lester Ltd. REF: 1333392

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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		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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☎ 01798 817257

📍 Lancaster House, Storrington Road, Thakeham, RH20 3NA

✉ martin.lundy-lester@kwuk.com

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.