



Price Range £825,000 - £850,000
Lordings Lane, West Chilmington

kw **MARTIN LUNDY**
ESTATE AGENTS

Lordings Lane, West Chiltington RH20 2QU

Situated along a private lane on the edge of the village, this detached family home offers flexible accommodation over two floors, including an internal "mini annexe", perfect for multi-generational living. Wonderful walks will be found straight from the front door, with "The Five Bells" pub only a short stroll and the village shop, post office counter and butchers only half a mile away. The village offers a second country pub, "The Queens Head", a lovely primary school, play park, cricket and tennis clubs plus a number of vineyards, including Kinsbrook which features a cafe / restaurant and regular wine tastings.

The breakfast kitchen is a really good size and opens onto a dining room with cosy woodburner. The main lounge overlooks the rear garden and also has a multi fuel stove. There's a good sized bedroom with fitted wardrobes plus a family bathroom on the ground floor. The "mini annexe" has it's own entrance off the inner hallway and includes a sitting room, two good sized bedrooms and a shower room / wc. The current owners brought up their family here and found the sitting room also made a great teen den and playroom at various times. Upstairs is another double bedroom with dressing room, plus a couple of large and really useful loft / store rooms.

Outside, the driveway has parking for a number of cars, plus an old garage tucked away to the side of the house. The plot totals just over a quarter of an acre and is south facing. The in ground heated swimming pool is a great place for children to play or for adults to exercise in all year round and the mature garden is well stocked with trees and shrubs, offering a really good degree of peace and seclusion.

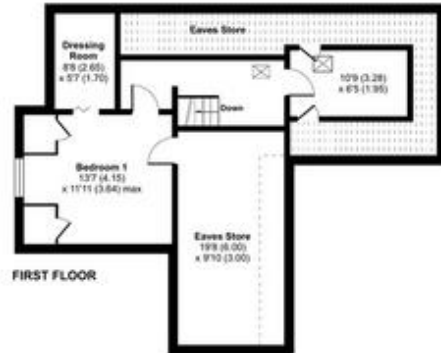
Nearby Storrington and Pulborough offer further local amenities, within just a few minutes drive, the latter having a mainline railway station with direct routes to London and Gatwick.





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Approximate Area = 2104 sq ft / 195.4 sq m
 Limited Use Area(s) = 223 sq ft / 20.7 sq m
 Total = 2327 sq ft / 216.1 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. © ncheyam 2025. Produced for Lundy-Lester Ltd. REF: 1340947



MARTIN LUNDY-LESTER

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	71 C	80 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.