



Price Range £725,000 - £750,000

The Hollow, West Chilmington

kw **MARTIN LUNDY**
ESTATE AGENTS

The Hollow, West Chiltington RH20 2JN

Centrally situated within the beautiful old part of West Chiltington, this immaculately presented four bedroom detached house offers more than 1500sq ft of living space within a moments stroll of the village shop, pub and primary school, with older children catching a school bus to Steyning Grammar or The Weald from a stop just a few steps away.

The handsome, well proportioned property has a study to the front - perfect for working from home - plus three further reception rooms, including a conservatory which overlooks the south facing, cottage style rear garden. The kitchen is a good size and opens onto a sunny courtyard, with driveway and an attached double garage beyond. All four bedrooms will take a double, the principle also featuring an ensuite shower, in addition to the family bathroom.

Sharing the private driveway with just two other homes, this lovely home feels surprisingly secluded but has wonderful walks straight from the front door, including to nearby Kinsbrook Vineyard just down the road.

Further local amenities will be found within a few minutes drive, with the neighbouring villages of Pulborough, Storrington and Thakeham offering a choice of independent and specialist shops, bars, cafes and restaurants.







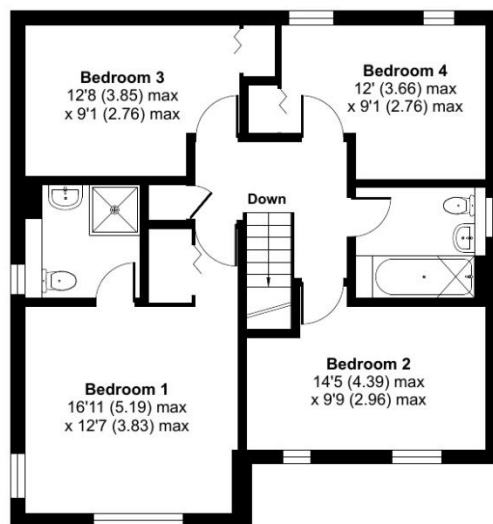
The Hollow, West Chilmington, RH20

Approximate Area = 1540 sq ft / 143.1 sq m

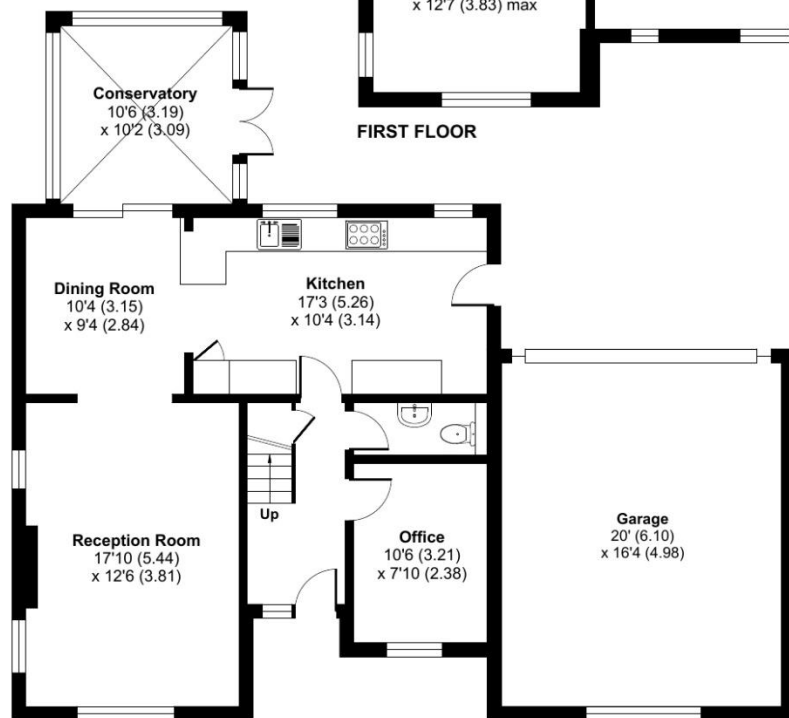
Garage = 327 sq ft / 30.3 sq m

Total = 1867 sq ft / 173.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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		79 C
55-68	D	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.