



Price Range £775,000 - £825,000
Rambledown Lane, West Chiltington

kw **MARTIN LUNDY**
ESTATE AGENTS

Rambledown Lane, West Chiltington RH20 2NW

Chain free, this 1960s built detached house sits at the end of a lovely private road in the very desirable village of West Chiltington. Having been rented out for more than 20 years, it offers a blank canvas for the next owner to add their own stamp of personality, with plenty of scope for modernisation, improvement and of course, to add value.

The driveway has space for a number of vehicles and there's garaging and carport parking for four cars. Potentially, some of this garaging could be reconfigured to form additional living space, adding to the two reception rooms, kitchen and utility room downstairs. The attached ground floor annexe / studio room has it's own front door, as well as internal access to the property and consists of a bedroom / lounge with kitchenette, plus a shower room / wc. Upstairs are three bedrooms, a galieried landing and two bathrooms.

All local amenities will be found within a few minutes drive, including a range of shops, pubs, restaurants and vineyards. There are wonderful walks almost from the front door and families will appreciate the choice of primary and secondary schools nearby.

The neighbouring village of Pulborough has a mainline station with direct routes to London and Gatwick.





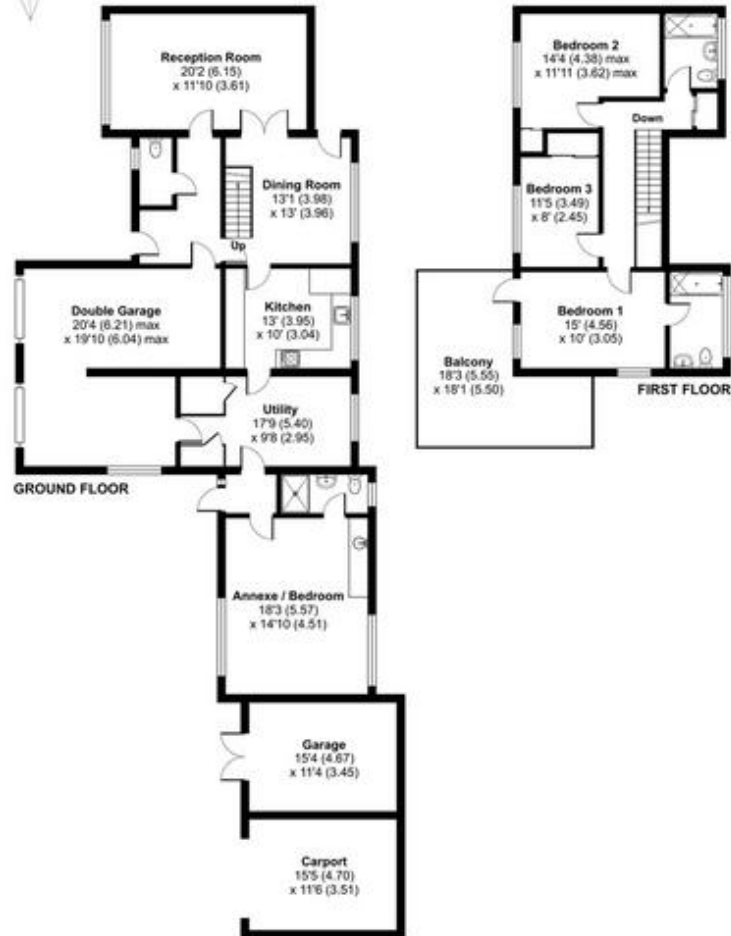
Rambledown Lane, West Chiltington, West Chiltington,

Approximate Area = 1879 sq ft / 174.5 sq m (excludes carport)

Garages = 544 sq ft / 50.5 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. ©-rdpcom 2025. Produced for Lundy-Lester Ltd. - REF: 1363245



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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		
69-80	C		71 C
55-68	D		
39-54	E	48 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.