





Ragmans Castle, West Chiltington

An early Wells cottage with later additions in a lovely secluded plot with swimming pool.



- ▶ Sitting room with inglenook fireplace
- ▶ Dining room
- ▶ Kitchen with breakfast area
- ▶ Stunning Conservatory
- ▶ Swimming pool
- ▶ Private gardens approaching 3/4 of an acre
- ▶ Two garages and driveway parking
- ▶ Study

Ragmans Castle is a lovely 'Wells' property in the village of West Chiltington. Built around the 1930's by Reginald Fairfax Wells who built a number of properties in the area during the Arts and Craft movement for Londoners wanting weekend retreats.

Coming to the market for the first time in over fifty years this is a fabulous family home which has had sympathetic additions over the years to provide the accommodation which is there today. On the ground floor there is a large sitting room with inglenook fireplace, dining room, kitchen with a range of units and Rangemaster cooker, study and a very attractive conservatory which overlooks the rear garden.

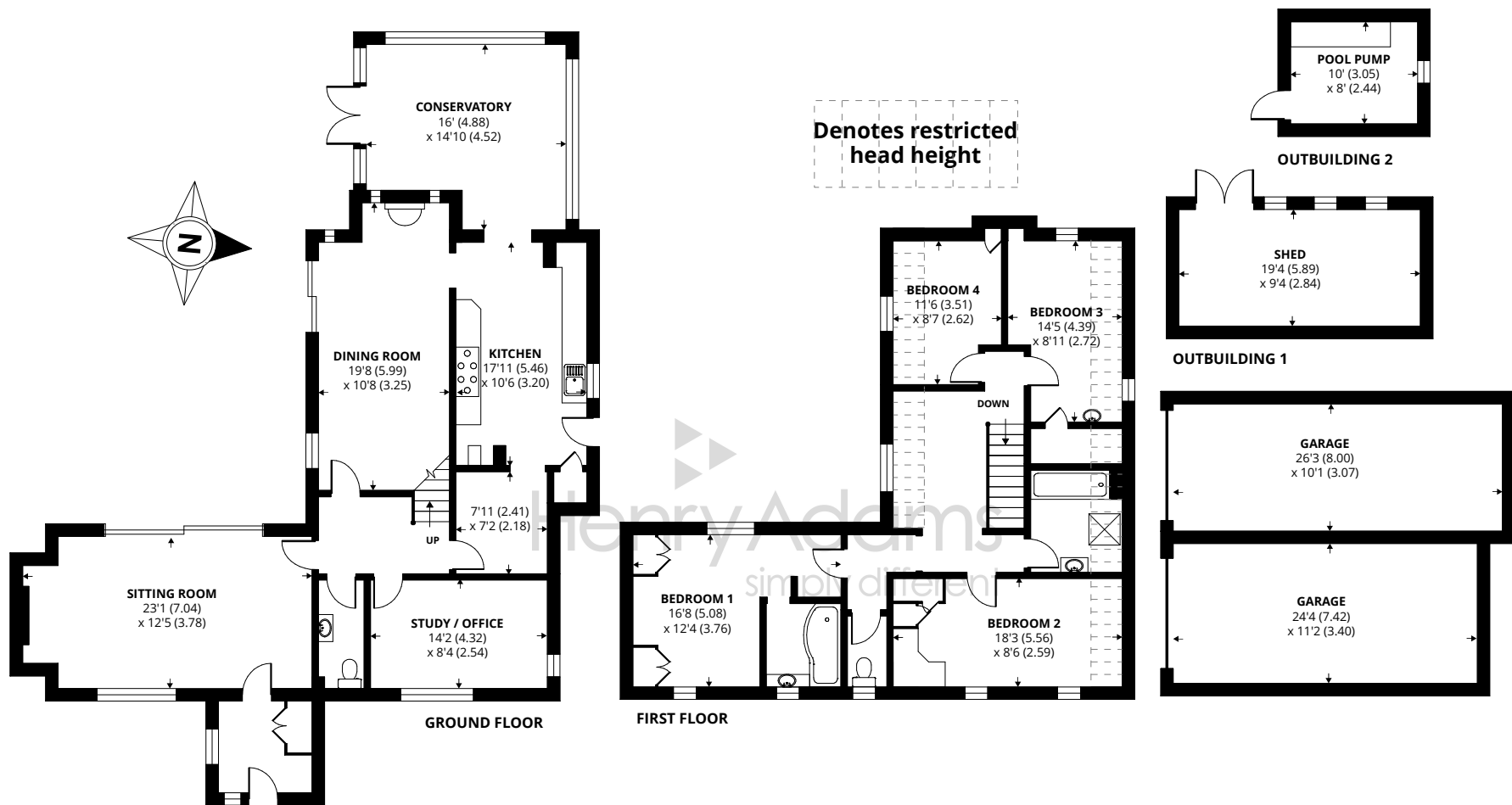
On the first floor the principal bedroom has a Juliet balcony, en-suite bathroom and there is a separate cloakroom, three further bedrooms, a family bathroom and lovely large light landing.

The gardens and grounds are a particular feature of the property, set back from Common Hill with a sweeping gravel drive there are two large single garages and parking for several vehicles. The pool in the rear garden and the extensive patio area are perfectly situated so you can bask in the sun all day and the garden mostly enjoys complete privacy. There are a variety of plants and shrubs including rhododendrons to provide spectacular colour in season.









Approximate Area = 2073 sq ft / 192.6 sq m
 Limited Use Area(s) = 148 sq ft / 13.7 sq m
 Outbuilding = 263 sq ft / 24.4 sq m
 Garage = 564 sq ft / 52.4 sq m
 Total = 3048 sq ft / 283.2 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

The local shops are about 0.5 of a mile distant and comprise a general store / post office, a butcher, hairdresser, a beauty salon and there are two farm shops nearby. The neighbouring village of Storrington has a good range of local shops, including a Waitrose supermarket, health centre, library, dentist, as well as a variety of sports and social clubs. The nearby village of Pulborough has a main line station to London Victoria (70 mins) and the South Coast. Other local facilities include West Sussex Golf Club near Pulborough, Theatres in Chichester and Horsham, Sailing from Chichester Harbour, swimming on beaches all along the coast and various historical attractions including Arundel Castle and Petworth House

