





## Brimar House, West Chiltington

A stunning bright and spacious truly unique family home in one of Sussex's prettiest villages with beautiful landscaped gardens.

 4  5  3  E

- ▶ Open plan reception space overlooking pool terrace
- ▶ Seven double bedrooms
- ▶ Three bathrooms
- ▶ Stunning valley style gardens with lake in plot just over half an acre
- ▶ Double garage and driveway parking
- ▶ Swimming pool
- ▶ Close to general store and post office
- ▶ Village school nearby

If ever the expression 'appearances can be deceptive' this is so true at Brimar House. From the outside it appears to be a well presented bungalow, however on stepping through the front door you have split level adaptable accommodation. Steps lead down to the open plan reception room featuring a large sitting area with stone fireplace, dining area and lovely modern kitchen fitted with Miele appliances including larder fridge and freezer, oven and steam oven, dishwasher, warming drawer and coffee machine, there are a range of fitted cupboards and Corian work surfaces and a Qooker tap. From this reception space there are two sets of bi-fold doors opening to the terrace and swimming pool.

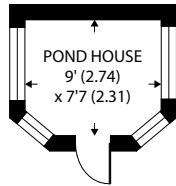
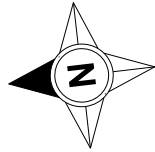
From the reception hall there is a utility room and one wing of the property provides three double bedrooms, the principal bedroom having an en-suite and there is another shower room on this level.

Steps from the hallway lead to the other wing of the property where there are four double bedrooms and a further bathroom. The accommodation is very adaptable should you have a large family or need lots of space if you work from home.

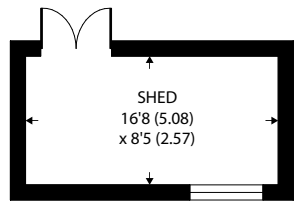




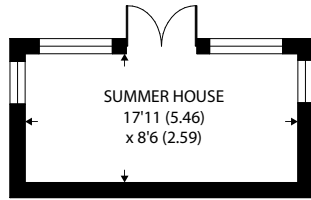




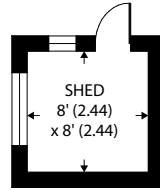
OUTBUILDING 3



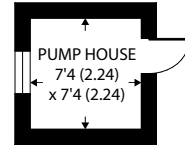
OUTBUILDING 2



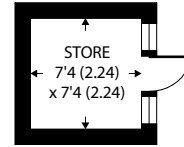
OUTBUILDING 1



OUTBUILDING 4

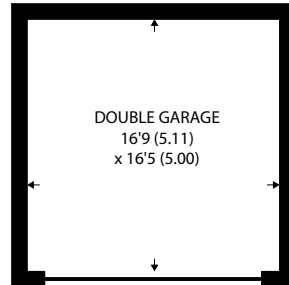


OUTBUILDING 5

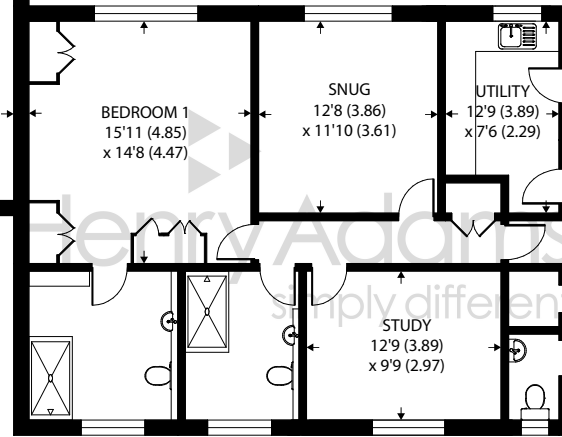


OUTBUILDING 6

Denotes restricted head height



DOUBLE GARAGE  
16'9 (5.11)  
x 16'5 (5.00)



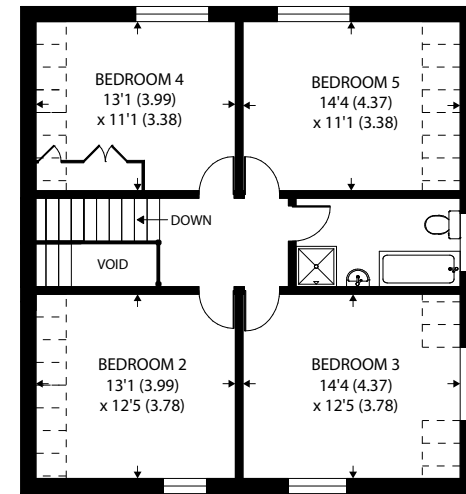
BEDROOM 1  
15'11 (4.85)  
x 14'8 (4.47)

SNUG  
12'8 (3.86)  
x 11'10 (3.61)

UTILITY  
12'9 (3.89)  
x 7'6 (2.29)

HALL  
17' (5.18)  
x 8' (2.44)

STUDY  
12'9 (3.89)  
x 9'9 (2.97)



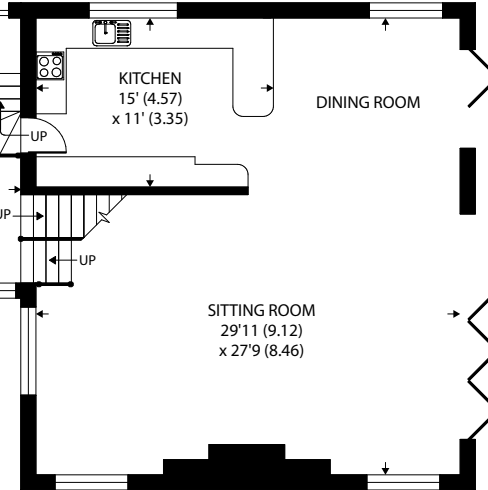
FIRST FLOOR

BEDROOM 4  
13'1 (3.99)  
x 11'1 (3.38)

BEDROOM 5  
14'4 (4.37)  
x 11'1 (3.38)

BEDROOM 2  
13'1 (3.99)  
x 12'5 (3.78)

BEDROOM 3  
14'4 (4.37)  
x 12'5 (3.78)



GROUND FLOOR

KITCHEN  
15' (4.57)  
x 11' (3.35)

DINING ROOM

SITTING ROOM  
29'11 (9.12)  
x 27'9 (8.46)

Approximate Area = 2686 sq ft / 249.5 sq m

Limited Use Area(s) = 90 sq ft / 8.4 sq m

Outbuildings = 529 sq ft / 49.1 sq m

Garage = 277 sq ft / 25.7 sq m

Total = 3582 sq ft / 332.8 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.

## Grounds

The gardens at Brimar House are an oasis to retreat to after a hard days work. They really are quite beautiful with a stunning lake where you can watch the wildlife such as dragon flies, Mummy duck with her ducklings, the array of birds visiting the garden and nesting in the surrounds. There are too many beautiful plants to mention and the swimming pool and terrace is another lovely place to relax. This is a unique home in stunning setting but close of the village activity.

## Location

West Chiltington is an attractive and thriving village and has so much on offer, a busy village hall, tennis club, croquet club, cricket club, a post office and local shop in the old village along with the historic St Mary's Church which dates back to the 12th Century and also the village junior school, along with another parade of shops offering a village store and post office, butchers, hairdressers and beauty salon. The surrounding villages of Pulborough and Storrington offer various supermarkets and a range of independent shops. There are numerous walks near the local vineyards and onto various watering holes and an abundance of public footpaths. Rail links to London Victoria and London Bridge and the South Coast are in the neighbouring village of Pulborough.

The area around provides a wide range of sporting and recreational facilities with West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. Of special note is the RSPB nature reserve at Wiggonholt Brooks. The area has rugby, bowls and cricket clubs, and there are leisure centres at Storrington and Billingshurst. There is gliding at nearby Parham, theatres at Chichester, Horsham and Worthing and sailing centres all along the coast.



