



White Oaks Grove Lane, West Chiltington - RH20 2RD

Offers Over £1,250,000



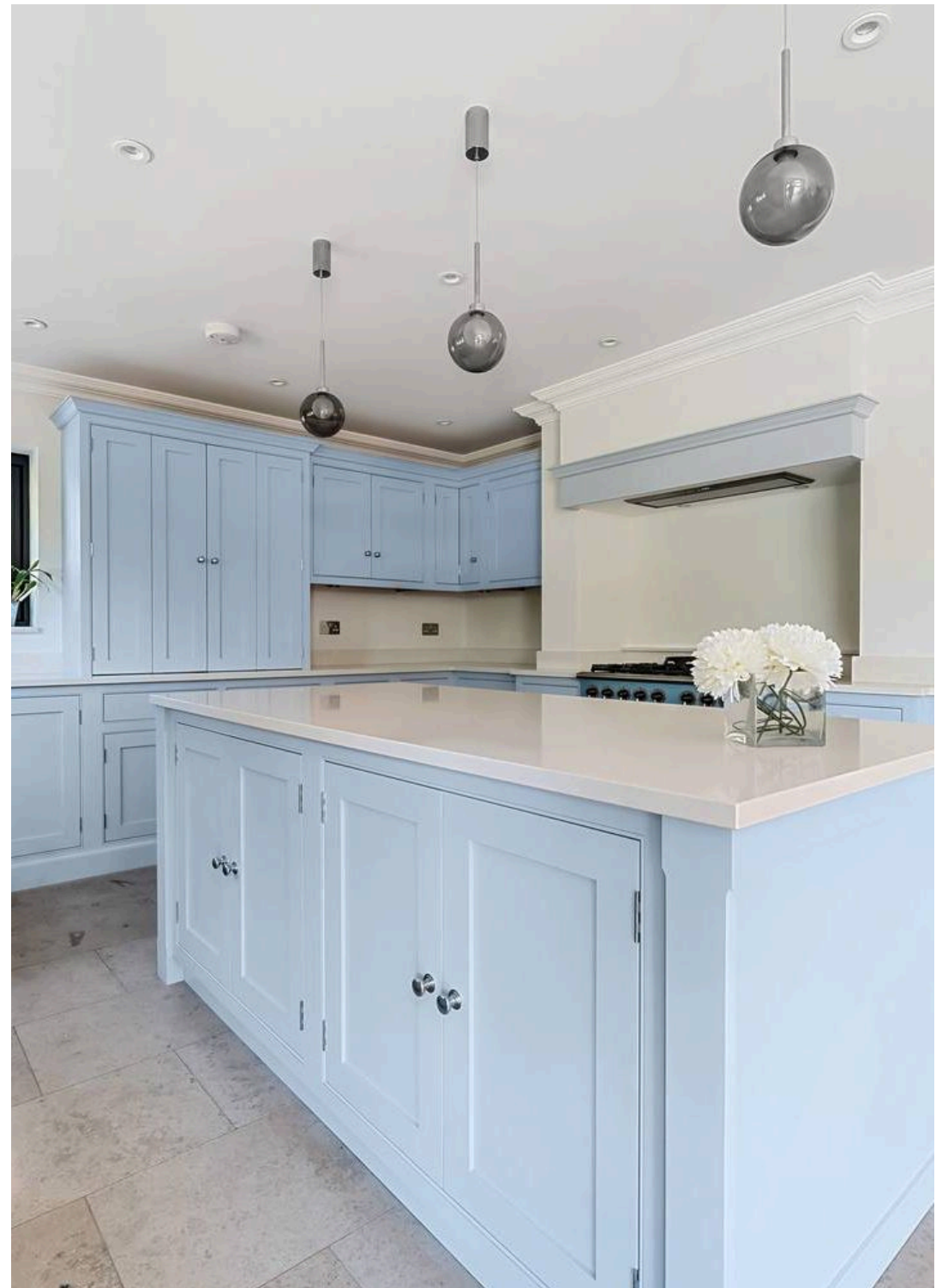
# White Oaks, Grove Lane, West Chilmington

- Beautifully designed home completed in 2023 with remainder of Global Homes Warranty
- Large entrance hall with cloakroom and storage cupboard
- Sitting room with wood burner and French doors to terrace
- Office or play room
- Stunning bespoke handmade kitchen with central island, quartz work surfaces & appliances including Fisher and Paykel American fridge freezer & Falcon cooker
- Quartz worksurfaces to kitchen
- Dining room with bi-folds opening to patio terrace
- Utility room with range of fitted cupboards
- Engineered oak flooring to hallway and dining room
- Under floor heating to ground floor
- Four double bedrooms, main with fitted wardrobes and en-suite shower room and family bathroom
- Electric under floor heating to en-suite and family bathroom along with natural stone tiles
- Private garden with large patio terrace and south westerly facing
- Limestone patio terrace
- Electric gate on entrance
- Detached double garage with room over suitable for additional accommodation or ideal space to work from home with en-suite shower
- Garden with a laurel hedge, rhododendrons and variety of other plants and shrubs including roses and foxgloves,

Nestled in a quiet private lane, this beautifully designed 4-bedroom detached house epitomises luxury living. Built in 2023 and boasting the remainder of the Global Homes Warranty, this beautifully designed home presents a perfect blend of modern architecture and high-quality finishes.

Upon entering, you are greeted by a spacious entrance hall, complete with a cloakroom and under stairs storage cupboard. The sitting room exudes warmth with a wood burner, while French doors lead out to a charming terrace, perfect for alfresco dining and entertaining. Additionally, a versatile office or playroom offers flexibility to suit your needs.

The heart of this home lies in the bespoke handmade kitchen, featuring a central island, quartz work surfaces, and top-of-the-line Fisher and Paykel fridge / freezer, Falcon range cooker and Bosch dishwasher. The dining room seamlessly flows



The heart of this home lies in the bespoke handmade kitchen, featuring a central island, quartz work surfaces, and top-of-the-line Fisher and Paykel fridge / freezer, Falcon range cooker and Bosch dishwasher. The dining room seamlessly flows outdoors through bi-fold doors, opening up to a patio terrace that beckons relaxation. Meanwhile, the underfloor heating throughout the ground floor ensures comfort and luxury. Upstairs, four double bedrooms, including the main with fitted wardrobes and an en-suite shower room, await. The electric underfloor heating and natural stone tiles in the bathrooms add a touch of indulgence to every-day living.

Outside, a private garden with a large south westerly-facing patio terrace, a limestone patio, and an electric gate entrance, offer a serene sanctuary. A detached double garage, with additional accommodation potential and ample driveway parking, cater to every convenience. The surrounding garden, adorned with a laurel hedge, rhododendrons, roses, and foxgloves, completes this picturesque abode, making it a truly enchanting space to call home.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







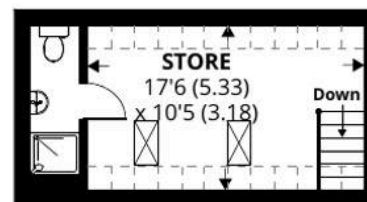
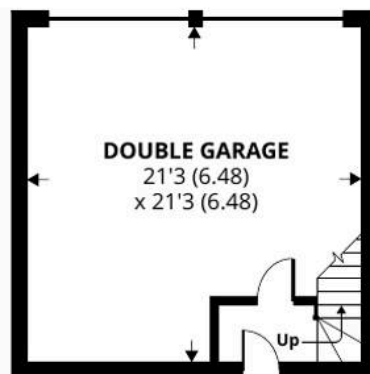




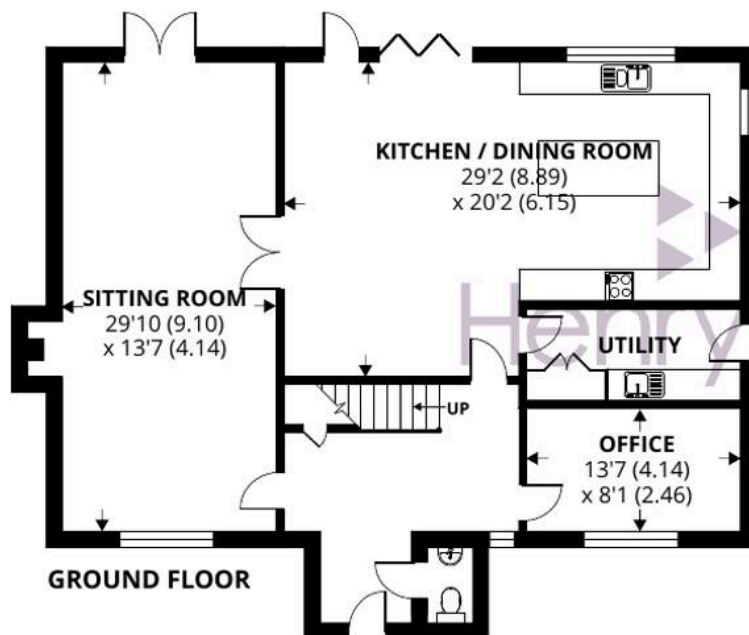








Denotes restricted  
head height



Approximate Area = 2360 sq ft / 219.2 sq m  
 Limited Use Area(s) = 107 sq ft / 9.9 sq m  
 Garage = 456 sq ft / 42.4 sq m  
 Outbuilding = 169 sq ft / 15.7 sq m  
 Total = 3092 sq ft / 287.2 sq m

For identification only - Not to scale









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