



Nyetimber Cottage

Lower Jordans Lane, West Chiltington, West Sussex, RH20 2HH



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An impressive recently extended and remodelled family home, set in beautiful gardens of around two acres in total and boasting a self contained annexe and a triple garage.



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Main House: **E**
Annexe: **D**

- ▶ Gorgeous rural location at the end of a lane
- ▶ Impressive double height entrance hall
- ▶ Art deco inspired kitchen and breakfast room
- ▶ Sitting room with feature brick fireplace and wood burner
- ▶ Dining room with French doors overlooking garden
- ▶ Principal bedroom suite with dressing area
- ▶ Guest bedroom with en-suite
- ▶ Two further double bedrooms and family bathroom
- ▶ Triple garage with annexe
- ▶ Delightful formal gardens and woodland area

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On entering there is a double height hallway with staircase and balustrade, the heart of the home is very much the kitchen and breakfast room with pocket doors opening to the sitting room. The kitchen is fitted with a range of high and low level Art Deco inspired cupboards, glass lit display cabinets and integrated appliances, off is a useful utility room with larder cupboard. The breakfast area has double doors opening to the garden. The sitting room has a feature brick fireplace with inset wood burner and French doors to the patio terrace overlooking the garden. The dining room or second sitting room with wood burner, also has access to the garden and the ground floor is completed with a study and a wet room.

On the first floor the bright and spacious principal bedroom is triple aspect. It has a vaulted ceiling and ornate cathedral window with bespoke shutters, balcony, dressing area and en-suite cloakroom and bathroom. Bedroom two is also a triple aspect room with an en-suite shower room, the remaining two bedrooms have access to the family bathroom.

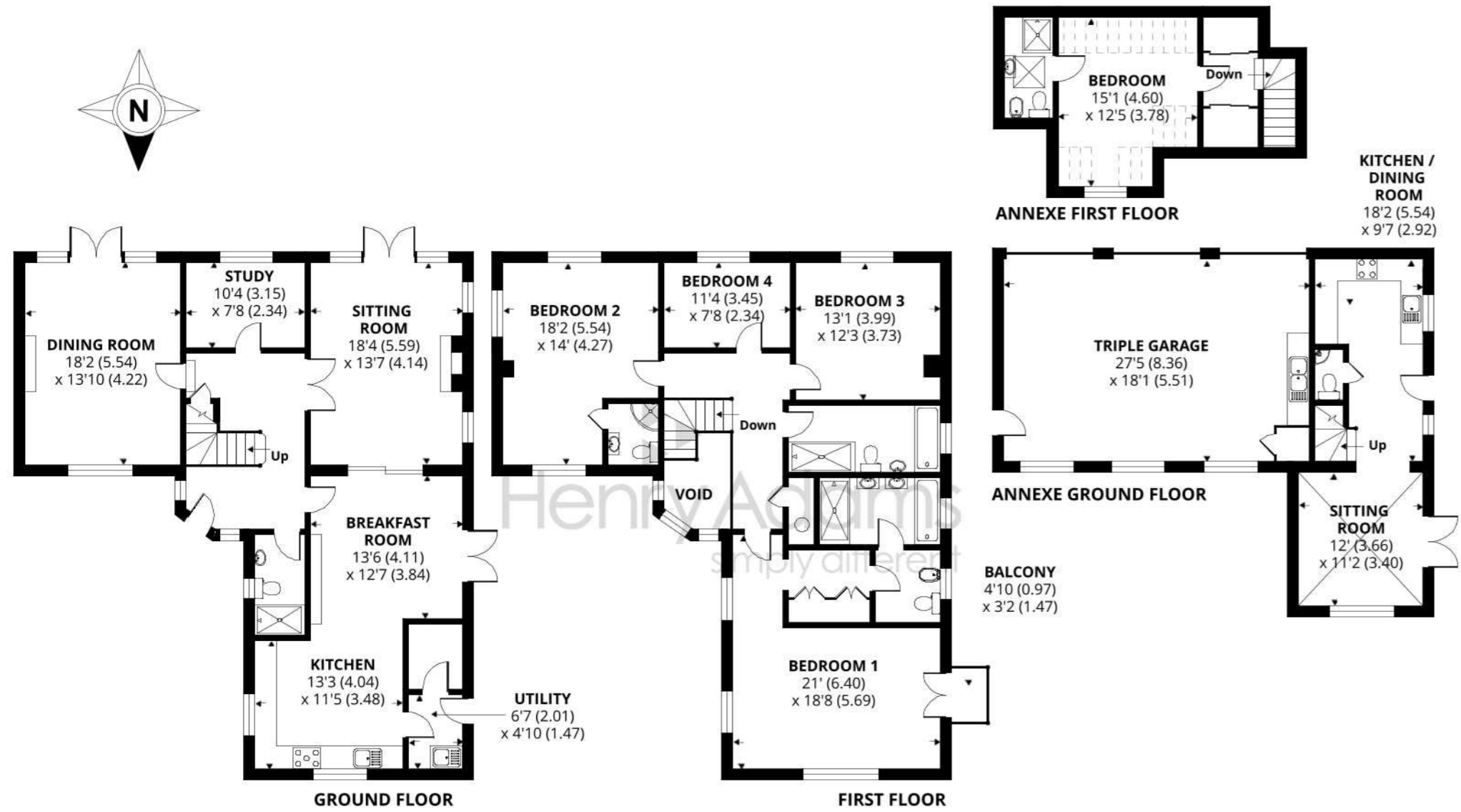
The property has been remodelled and presented to a very high standard with quality finishings and the attention to detail is second to none.

The house is set in a tranquil rural setting surrounded by vineyards, and the gardens are a particular delight of the property with a formal garden laid to lawn leading down from a south facing terrace. There are various plants and shrubs and a picturesque woodland area through which the current owners have crafted a woodland walk with a number of seating areas along the way to sit and enjoy the peace and quiet.

Double gates open from the drive onto the parking area where there is a triple garage and annexe. The annexe provides you with an open plan kitchen / sitting room and cloakroom on the ground floor and bedroom, dressing area and en-suite on the first floor.







Approximate Area = 3029 sq ft / 281.3 sq m
 Limited Use Area(s) = 73 sq ft / 6.7 sq m
 Garage = 499 sq ft / 46.3 sq m
 Total = 3601 sq ft / 334.5 sq m

For identification only - Not to scale



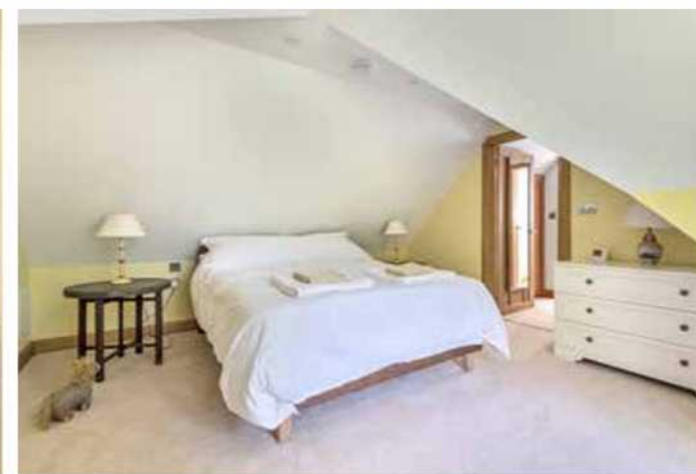
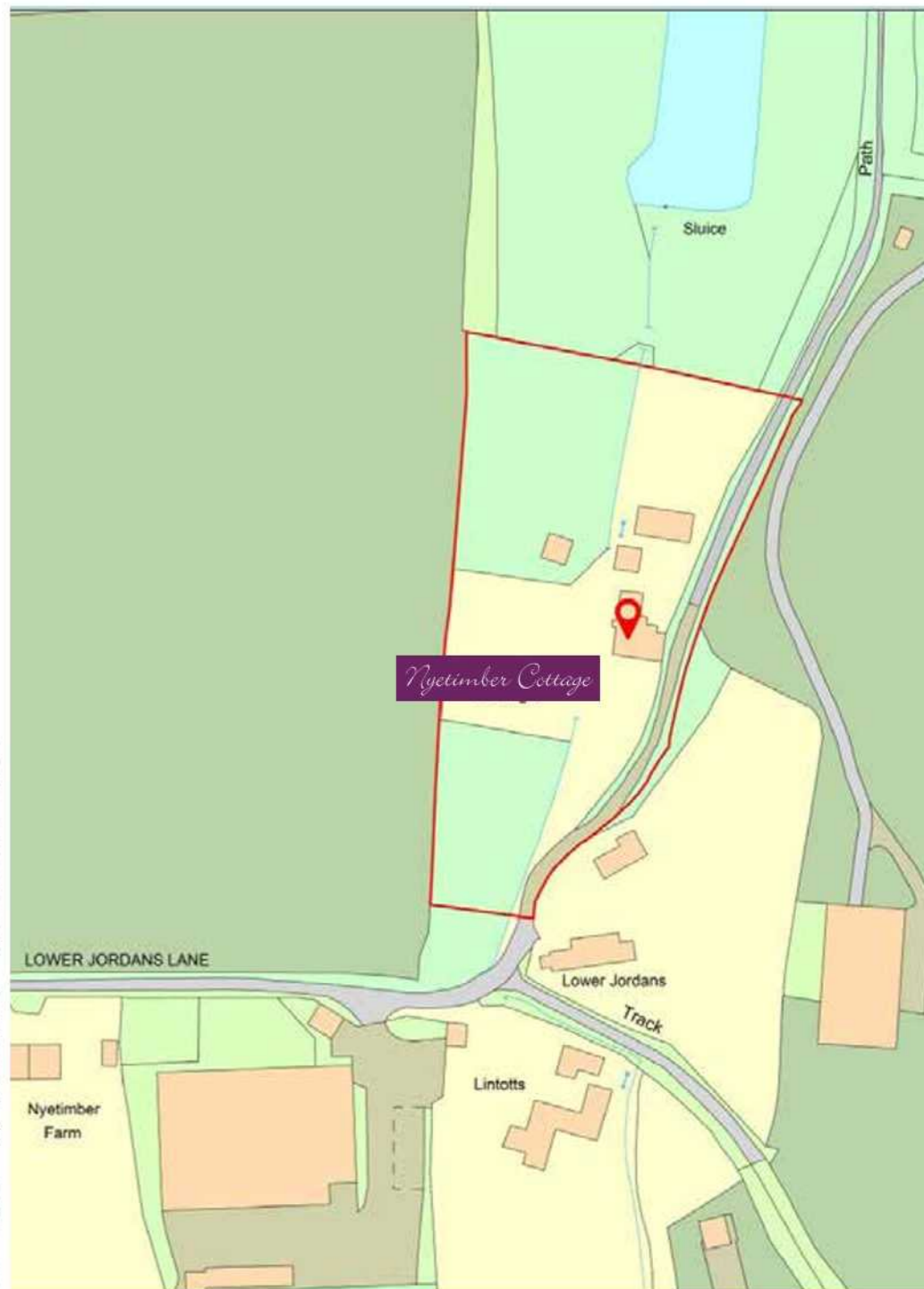


Location

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.

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.





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