



Mill Corner Roundabout Lane, West Chiltington - RH20 2RB

Offers Over £1,000,000







## Mill Corner Roundabout Lane

- A lovely 'Wells' property built around the 1930's and coming to the market for the first time in nearly 50 years
- Triple aspect reception space, snug with open fire, lounge and sun room overlooking the garden
- Kitchen / breakfast room and separate dining room
- Integrated appliances in kitchen
- Very large utility room
- Double garage and home office
- Ground floor bedroom and shower room
- Three double bedrooms to first floor and two bathrooms
- Garden / party room or additional home office
- Garden with an abundance of plants and shrubs including rhododendrons and azaleas

Located in the sought after location of Roundabout Lane, this 4-bedroom detached house embodies timeless elegance and exceptional craftsmanship. This 'Wells' gem was meticulously built in the 1920s by the esteemed Reginald Fairfax Wells and has been in the same family for almost half a century.

The property exudes a warm and inviting ambience, with a beautifully designed triple-aspect reception space that includes a snug with an open fire, lounge, and a sunroom overlooking the landscaped garden. An ideal space for entertaining guests or simply unwinding.

The heart of the home is the kitchen/breakfast room, with integrated appliances, offering a seamless blend of functionality and style. Additionally, a separate dining room provides a refined setting for hosting intimate gatherings and formal affairs.

The practicalities of every-day living are effortlessly handled with a very large utility room, a double garage and a home office space, ensuring convenience and efficiency for all occupants. A ground floor bedroom with a shower room offers flexibility for guest accommodation.





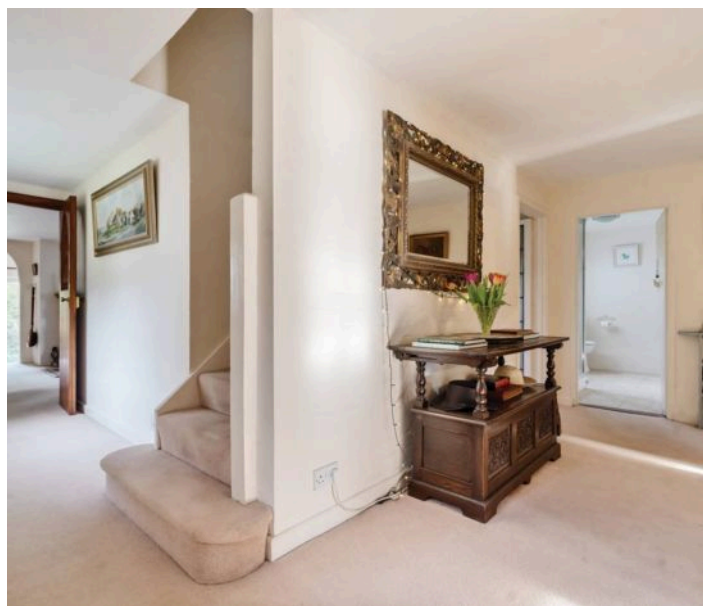
Upstairs, three generously sized double bedrooms await, each exuding a unique charm and character. Two bathrooms, one being en-suite.

Outside, the property boasts driveway parking for several vehicles and in the rear garden there is a garden room that could serve as a versatile space for hosting gatherings, working from home, or simply enjoying the serenity of the surroundings. The gardens showcase an array of plants and shrubs, including rhododendrons and azaleas, creating a picturesque backdrop for outdoor relaxation.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

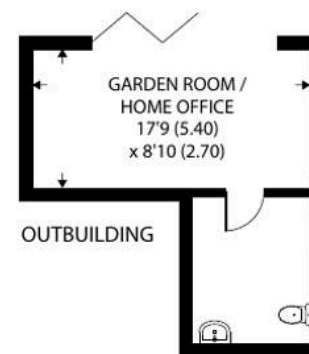
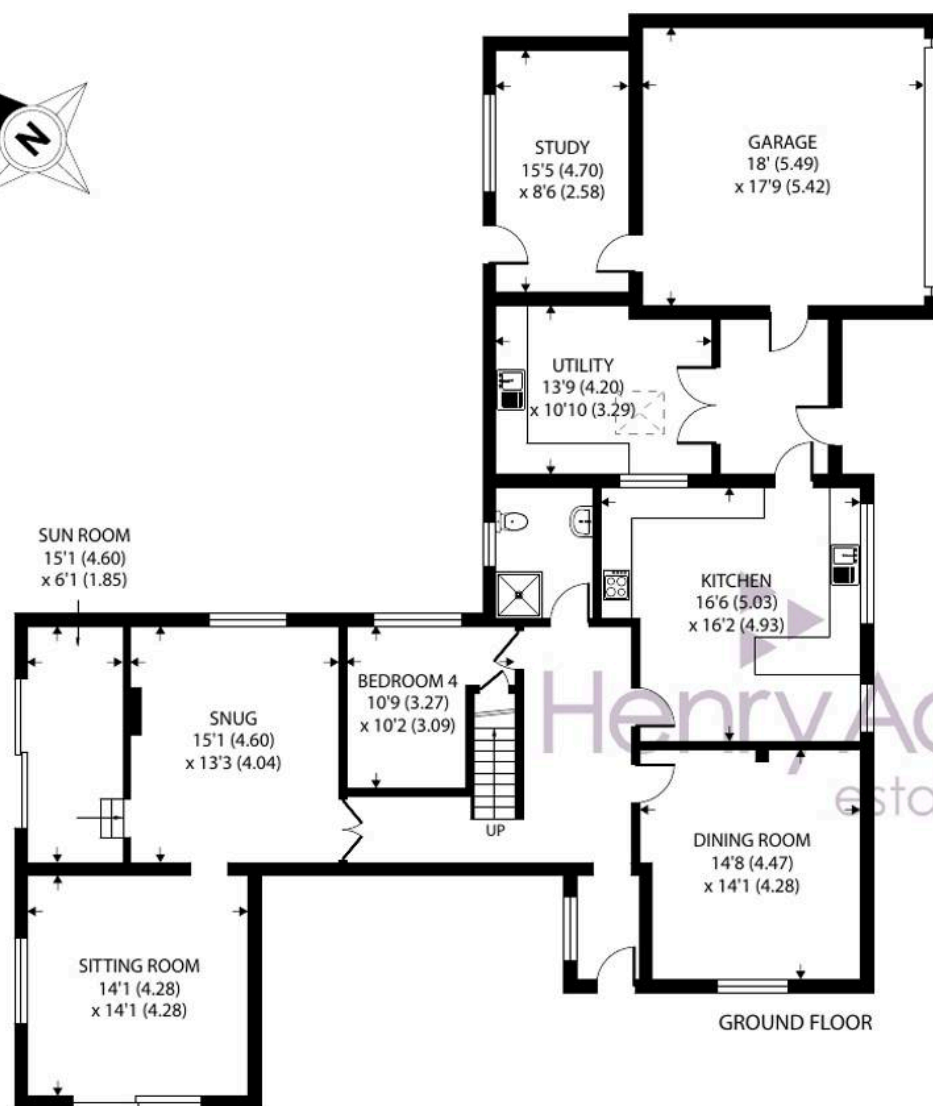












Approximate Area = 2371 sq ft / 220.2 sq m

Garage = 463 sq ft / 43 sq m

Outbuilding = 332 sq ft / 30.8 sq m

Total = 3166 sq ft / 294.1 sq m

For identification only - Not to scale





## Location

West Chilington 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 or 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.







## Henry Adams - Storrington

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