



Sunrise, Nyetimber Copse, West Chiltington - RH20 2NE

Offers Over £1,000,000



# Sunrise, Nyetimber Copse

## West Chiltington

- A detached home in sought after private development of Nyetimber Copse with corner plot with far reaching views of the South Downs
- Sitting room opening to conservatory with wood burner
- Light dining room with access to conservatory
- Study or ground floor fourth bedroom and ground floor shower room
- Kitchen with integrated appliances and separate utility room
- Main bedroom with balcony, fitted wardrobes and en-suite bathroom
- Two further double bedrooms and family bathroom
- Double garage, car barn and driveway parking
- Private gardens surrounding the property with various seating areas to take full advantage of the sun throughout the day and with heated swimming pool and patio for entertaining
- Owned solar panels

In the sought-after private development of Nyetimber Copse, this impressive 3/4 bedroom detached house is located on a peaceful, secluded corner plot boasting far reaching views of the South Downs. The tranquil setting is close to countryside walks and village amenities including local post office and pubs. The house boasts excellent room sizes, new windows throughout and a new feature stable back door, leading to the rear garden.

Upon entering the house, there is a light airy hallway providing access to the downstairs rooms. The large, light sitting room seamlessly flows into the conservatory, creating an inviting space. The conservatory overlooks the garden and has a cosy wood burner which adds warmth and ambience to the room. The light-filled dining room provides a perfect setting for hosting intimate dinners and gatherings. Additionally, there is a versatile study or ground floor fourth bedroom, along with a convenient ground floor shower room. The well-appointed kitchen is equipped with a range of integrated appliances, complemented by a separate utility room for added convenience, with access to the rear garden.

On the first floor there are three double bedrooms, all with fitted wardrobes. The main bedroom also features a private balcony and an en-suite bathroom. A family bathroom completes the accommodation.

This property further benefits from a double garage, car barn, and driveway parking, ensuring ample space for vehicles. The sizeable gardens surround the property, are totally private and feature various serene seating areas strategically positioned to capture sunlight throughout the day. There is an outdoor heated swimming pool and patio area, ideal for outdoor entertaining and relaxation. The property has owned solar panels, providing eco-friendly energy solutions while reducing utility costs.

### 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.

Council Tax band: G

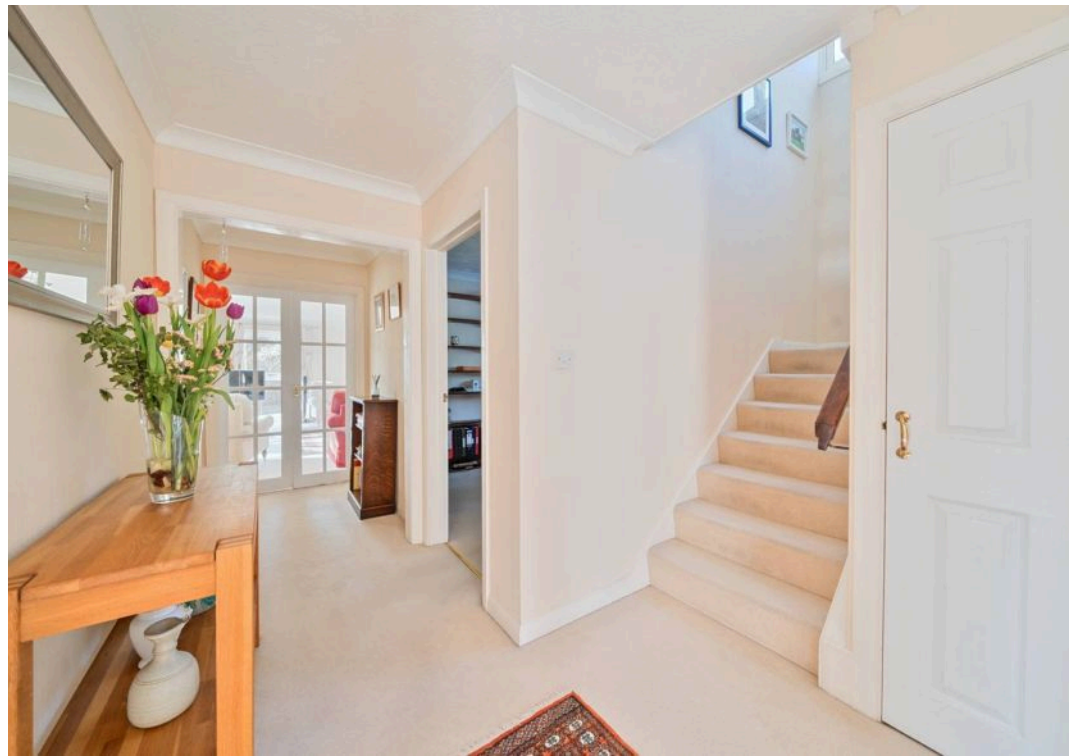
Tenure: Freehold

EPC Energy Efficiency Rating: C













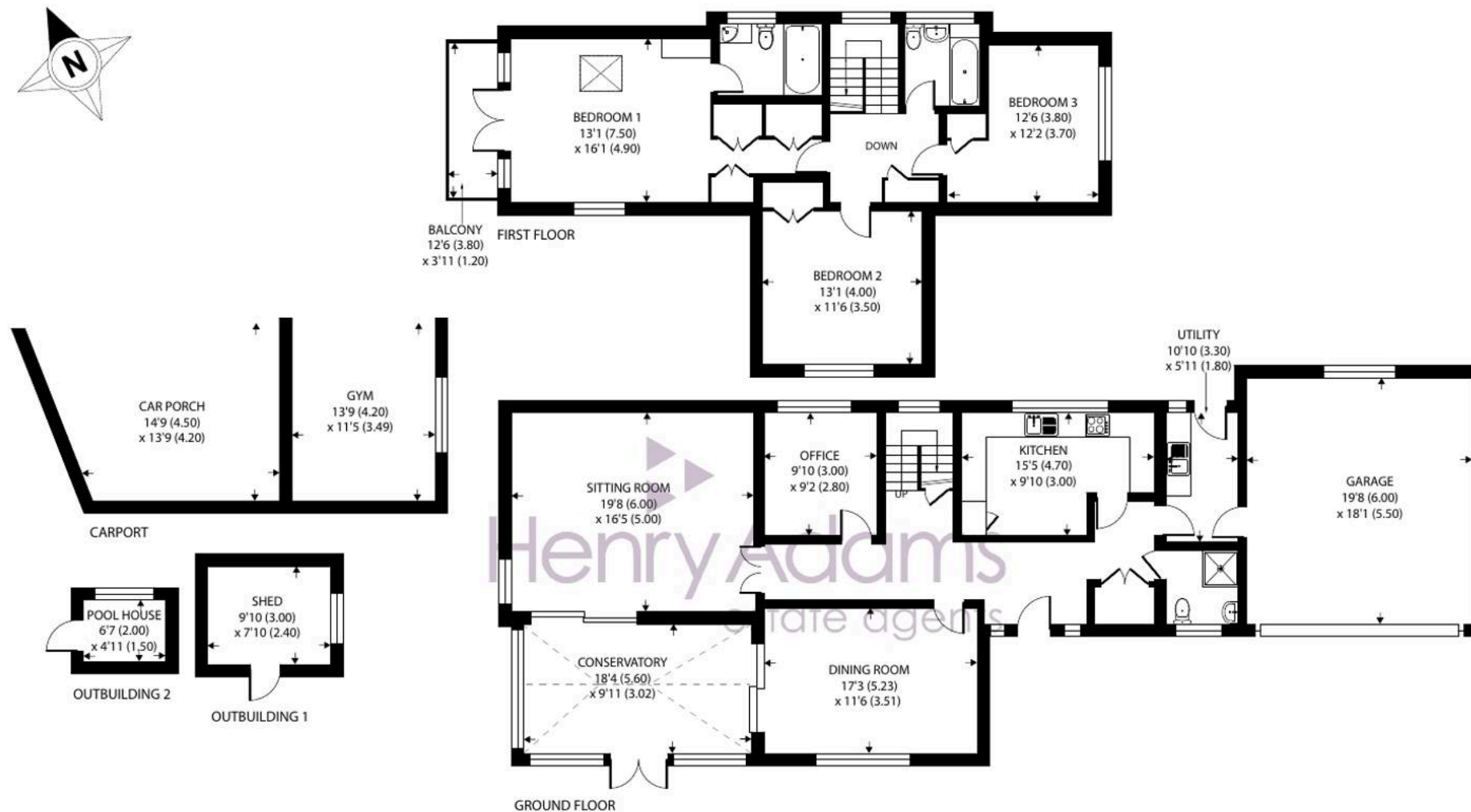












Approximate Area = 2158 sq ft / 200.4 sq m (excludes car porch & gym)

Garage = 355 sq ft / 33 sq m

Outbuilding = 108 sq ft / 10 sq m

Total = 2621 sq ft / 243.4 sq m

For identification only - Not to scale











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