



Laurels Harborough Hill, West Chiltington - RH20 2PW

Offers Over £1,200,000

 **Henry Adams**  
estate agents

# Laurels Harborough Hill

- A beautifully presented new build property being one of two built by a local developer and available for immediate occupancy with south facing garden and views to the South Downs
- Stunning large open plan kitchen living room with Karndean flooring and wood burner
- Kitchen has a range of Neff appliances including larger fridge and freezer, induction hob, hide and slide and additional oven, dishwasher and central island
- Main bedroom with fitted cupboards and en-suite bathroom with freestanding bath and separate shower
- Bedroom two with en-suite shower room
- Large light landing, two additional bedrooms and family bathroom
- Integrated spacious double garage with electric up and over doors and utility area
- Raised south facing terrace accessed from the kitchen and reception areas with steps downs to lawn

Presenting an beautifully presented 4-bedroom detached house of contemporary design, this stunning new build property, one of two crafted by a revered local developer, offers unparalleled luxury and comfort. Delight in the south facing garden, where the picturesque views of the South Downs await your appreciation.

Step inside and be captivated by the grand open plan kitchen living room, highlighted by Karndean flooring and a cosy wood burner. The kitchen is a chef's dream, boasting a suite of Neff appliances, including a larger fridge and freezer, induction hob, hide and slide oven, dishwasher, and a central island perfect for culinary creations.

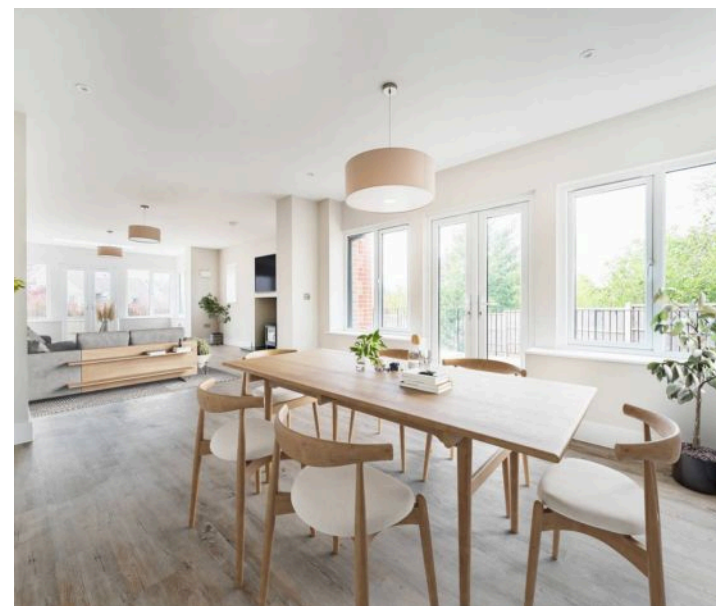
On the first floor there is a large light landing, the main bedroom features fitted cupboards and an en-suite bathroom complete with a freestanding bath and separate shower. Bedroom two offers its own en-suite shower room. There are two additional bedrooms and a family bathroom. Completing this abode is an integrated spacious double garage with electric up and over doors and a convenient utility area.

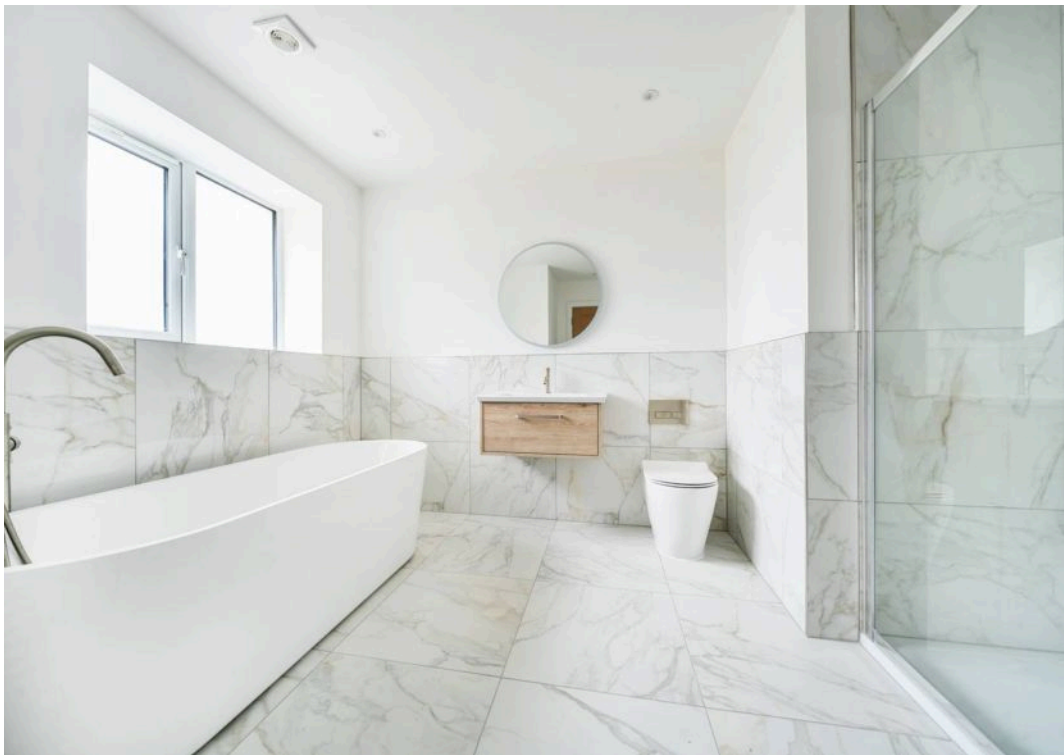


Step outside to appreciate the thoughtfully designed outdoor space. A raised south facing terrace extends seamlessly from the kitchen and reception areas, providing an idyllic spot for alfresco dining and entertaining with steps leading down to the lawn.

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 / EPC Energy Efficiency Rating: B /  
Tenure: Freehold



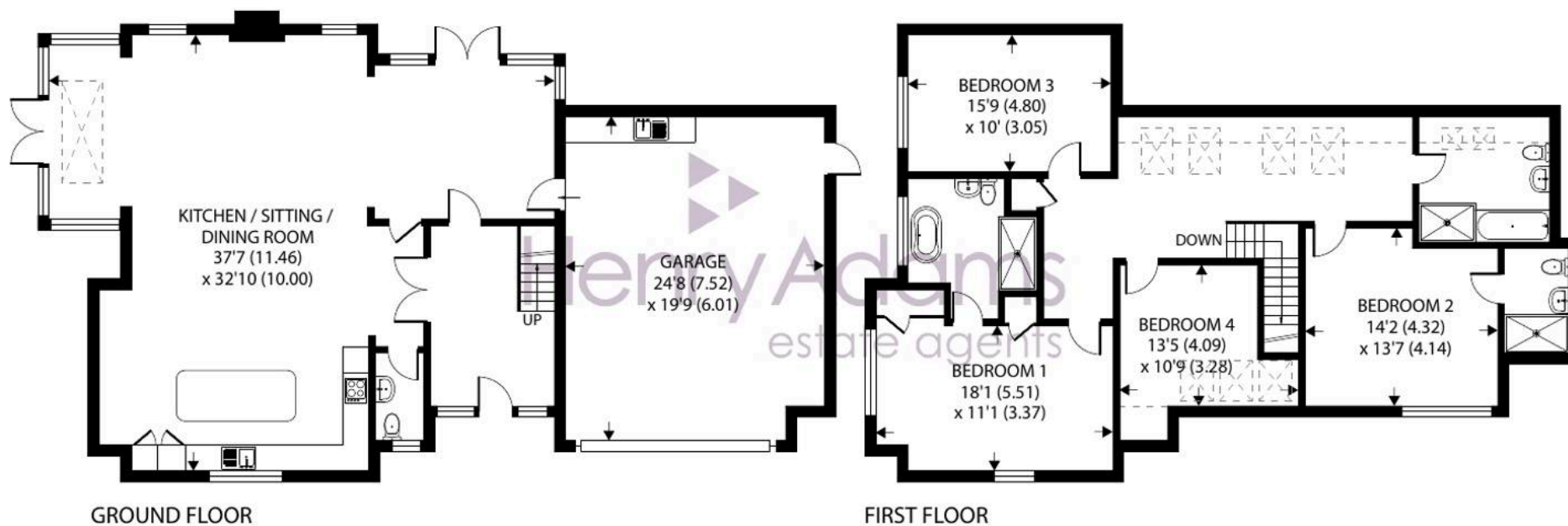








Denotes restricted  
head height



Approximate Area = 2294 sq ft / 213.1 sq m  
Limited Use Area(s) = 77 sq ft / 7.1 sq m  
Garage = 479 sq ft / 44.5 sq m  
Total = 2850 sq ft / 264.7 sq m

For identification only - Not to scale





## Henry Adams - Storrington

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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