



## Spring Cottage Lordings Lane, West Chilton - RH20 2QU

Offers Over £950,000







# Spring Cottage, Lordings Lane, West Chiltington

- Truly versatile living space for a couple, families or home workers
- Dining room with French doors to terrace and decking area
- Light and airy sitting room with large window and open fire
- Superb hardwood deck and terrace spanning the rear garden
- Principal bedroom with en-suite, three further first floor bedrooms or two bedrooms and additional bathroom
- Quiet and secluded patio area with modern insulated workspace
- Ground floor guest bedroom near bathroom
- Integral double garage with access to both the deck and driveway
- Beautiful well-stocked gardens
- Front garden with further possible driveway access or parking area

Spring Cottage sits in a gem of a location, one of the quietest, most secluded, and sought after lanes in the village. A beautifully presented modernised home and gardens offering anyone truly flexible living and home working accommodation. Spring Cottage has been renovated over the years to a high standard with a light and bright feel throughout.

Entry to Spring Cottage is over a block paved driveway with parking for several vehicles. The entrance hall leads to the living accommodation which comprises, a bright and airy sitting room with a Stovax modern woodburner and large windows giving views over the front garden, a dining room with French doors to the entertaining terrace and large solid hardwood decking, a solid oak-wood kitchen with a range of high and low level cupboards, breakfast area, solid walnut work surfaces, with integrated slimline dishwasher, washing machine, stainless steel Belling cooker, fridge freezer space and access to the garden entertaining areas.

The ground floor provides a good-sized homeworking/study room facing the front garden and drive, a bright good sized double bedroom with views over the decking / rear garden, and bright modern full bathroom nearby.

Access to the first floor is via a bespoke modern beech hardwood staircase made locally, leading immediately to a spacious upper landing area spanning the entire property. Light in feeling the landing with its conservation Velux windows provides ample space for a snug area, study or just a lovely space to relax. One wing of the landing houses two double bedrooms over the garage, there is plumbing in situ in bedroom four to change the bedroom into an additional bathroom, with the opposite wing providing a further double bedroom and the principal bedroom with an en-suite shower room.

The outside of Spring Cottage is a superb feature of the property, its large well stocked and secluded rear garden comprises Indian stone terraces, impressive curved stepped access leading to a lower sunny garden lawn area that includes a perfect modern feeling and insulated craft, homeworking, or art studio. A wonderful feature of the garden is a large hardwood & stainless steel decked area that encompasses the rear of the property providing access from the patio area, garage, and side access points. Front garden comprises of a lawn with borders and seclusion from the very quiet lane. Also in the front garden is an upper unmade area that would be suitable for addition parking or a potential patio.

West Chilittington 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

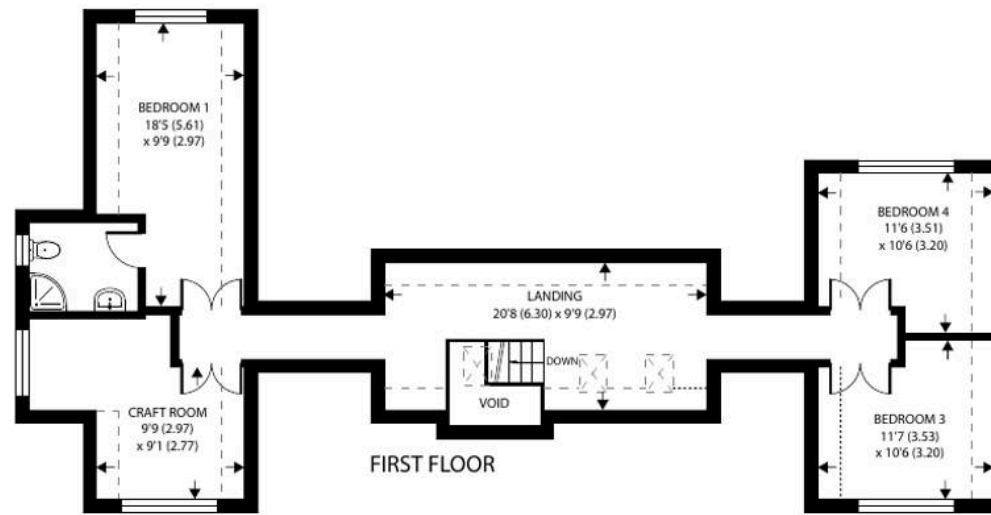
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

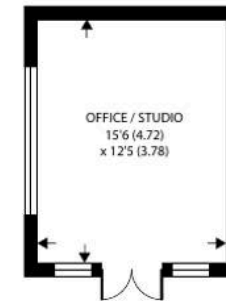
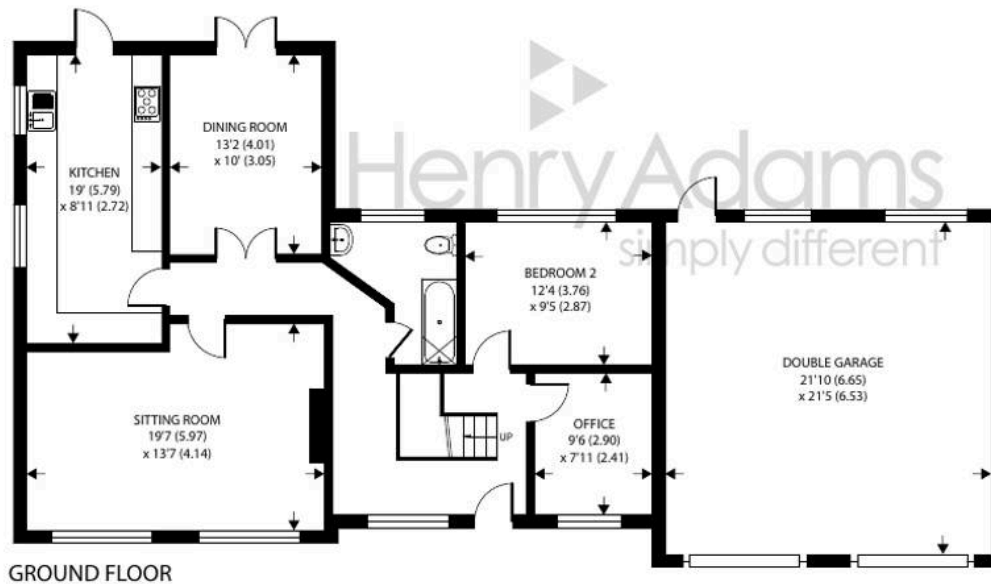








Denotes restricted head height



Approximate Area = 2151 sq ft / 200 sq m (includes garage & excludes void)

Limited Use Area(s) = 185 sq ft / 17 sq m

Outbuilding = 193 sq ft / 18 sq m

Total = 2529 sq ft / 235 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