



Tiltridge Rectory Lane, Pulborough - RH20 2AE

Guide Price £650,000

 **Henry Adams**
estate agents

Tiltridge, Rectory Lane, Pulborough

- A well maintained detached chalet home close to the village amenities and with south west facing garden and views
- Beautifully maintained private gardens with a variety of plants and shrubs including rhododendrons, azaleas, magnolia, camelias and an abundance of bluebells, wild garlic and other seasonal bulbs
- Distant views of the South Downs and Pulborough Wild Brooks
- Sitting room with wood burner leading to conservatory which over looks the private garden
- Kitchen with double oven, gas hob, boiling water tap, fridge / freezer and space for washing machine
- Dining room and ground floor bedroom or study
- Two double bedrooms on first floor with fitted wardrobes, en-suite to main bedroom and separate bathroom
- Single garage / workshop and ample driveway parking
- Located at the beginning of a private road

In an elevated location close to village amenities, is this 3-bedroom detached home. The well-maintained chalet home boasts a south-west facing garden, offering splendid views and a sense of tranquillity. The meticulously manicured private gardens are a haven of beauty, showcasing a plethora of plants and shrubs including rhododendrons, azaleas, magnolia, camelias, as well as a profusion of bluebells, wild garlic, and other seasonal bulbs. Admire the distant vistas of the South Downs and Pulborough Wild Brooks while relaxing in the comfort of your own home.

Step inside to discover a delightful interior with a sitting room featuring a cosy wood burner that leads seamlessly to a conservatory overlooking the enchanting garden. The well-equipped kitchen boasts a double oven, gas hob, boiling water tap, fridge/freezer, and space for a washing machine. Additionally, a dining room and a ground floor bedroom or study provide versatile living space. Upstairs, two double bedrooms with fitted wardrobes await, with the main bedroom having an en-suite shower room while a separate bathroom serves the other bedroom. A single garage/workshop and ample driveway parking offer convenience, and the property is conveniently situated at the start of a private road, ensuring privacy and exclusivity.



The area around Pulborough 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. There is gliding at nearby Parham, theatres at Chichester, Horsham and Worthing and sailing centres all along the coast. The local countryside provides numerous walks and bridle paths including the South Downs Way. Of special note is the RSPB nature reserve at Wiggonholt Brooks. Pulborough has rugby, bowls and cricket clubs, where there are leisure centres at Storrington and Billingshurst. There is a main line railway station with links to London Victoria and the South Coast. Schooling locally is St Mary's C of E aided primary school and secondary school is The Weald School in Billingshurst.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





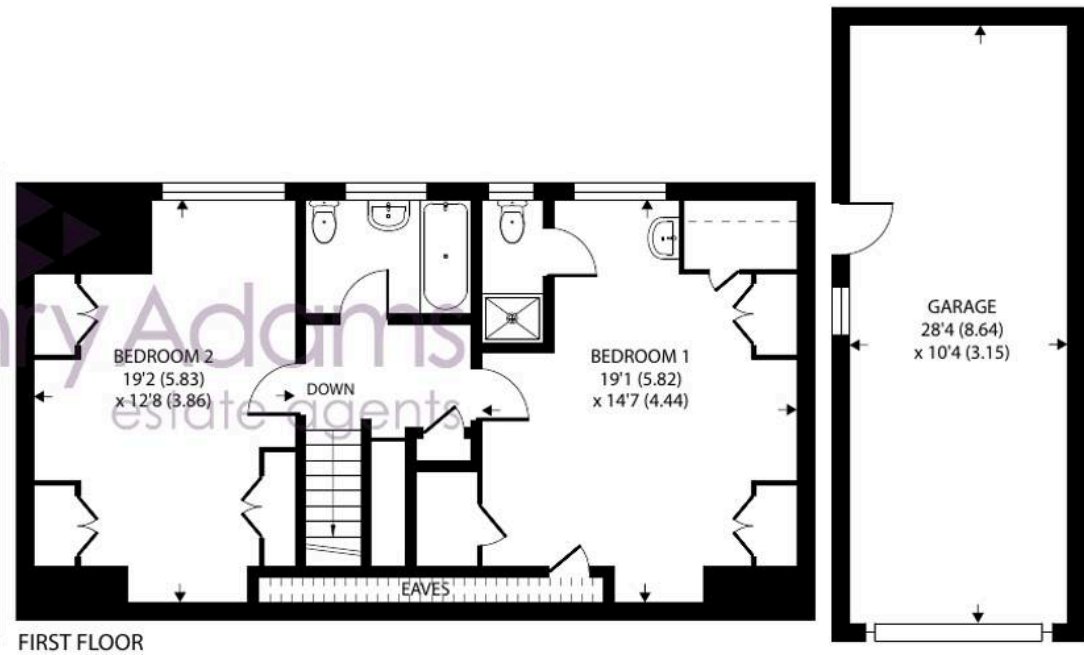
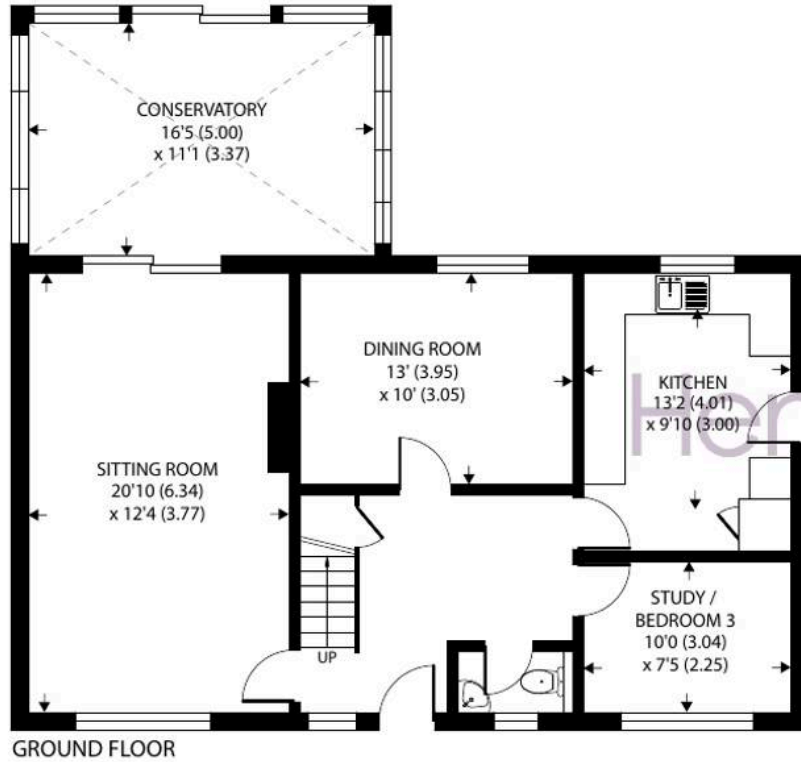




PRIVATE DRIVE
TILTRIDGE
WEALD HOUSE
CHILHAM HOUSE
LITTLE GLEBE
THE PATHWAY
ARUN RIDGE
MERRY MEETING
BYE - WAYS
←
10 M.P.H PLEASE
NO PUBLIC RIGHT OF WAY



Denotes restricted
head height



Approximate Area = 1568 sq ft / 145.6 sq m
Limited Use Area(s) = 34 sq ft / 3.1 sq m
Garage = 293 sq ft / 27.2 sq m
Total = 1895 sq ft / 175.9 sq m

For identification only - Not to scale





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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