



Little Heath Nyetimber Lane, West Chilmington - RH20 2ND

Offers Over £1,150,000

 **Henry Adams**
estate agents



Little Heath, Nyetimber Lane, West Chiltington

- A lovely family home with secluded private garden and ample garaging and parking
- Stunning kitchen / breakfast room with wood burner and bi-fold doors to garden
- Utility, boot room and ground floor shower room ideal for washing dogs or children
- Sitting room with open fire
- Study
- Ground floor bedroom or additional living space
- Five bedrooms to first floor, en-suite and family bathroom
- Insulated workshop in rear garden
- Large garage with space for four vehicles ideal for a car enthusiast
- Lovely private gardens, with decked area, tree house, pond, flower beds and a variety of trees and shrubs

A detached spacious family home with a lovely secluded private garden. The ample garaging and parking space make this property ideal for those with multiple vehicles or a penchant for car collecting. The accommodation throughout the property is very adaptable with scope for an annexe or however you may wish to use this fabulous space that Little Heath has to offer.

The highlight of the property is the stunning kitchen/breakfast room with lantern roof, complete with a wood burner for cosy winter evenings and bi-fold doors that seamlessly connect the indoor and outdoor living spaces. A utility room, boot room, and ground floor shower room add practicality to the living space, perfect for washing dogs or children after outdoor adventures. The sitting room boasts an open fire for additional comfort, while a separate study provides a quiet space for work or relaxation. A ground floor bedroom offers versatility as either a guest suite or additional living space. Upstairs, five bedrooms await, including the master en-suite and a family bathroom.

Stepping outside, the property continues to impress with its insulated workshop in the rear garden, offering space for hobbies or DIY projects. The large garage with space for up to four vehicles will delight car enthusiasts. The lovely private gardens are a true gem, featuring a decked area for al fresco dining, a charming treehouse for the little ones, a serene pond, flower beds bursting with colour, and a variety of trees and shrubs creating a peaceful backdrop. This property truly offers a perfect blend of comfort, practicality, and outdoor beauty, making it a dream home for any discerning buyer.

For modern convenience the property benefits from full fibre to the premises with broadband speed of up to 900mbps. There is also network cabling (Cat5e) to all rooms, garage and loft space. The property also has the benefit of solar panels. The property is within easy reach of the village amenities and lovely woodland works in nearby Monkmead Woods.

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: D

EPC Environmental Impact Rating: E









Approximate Area = 2393 sq ft / 222.3 sq m

Garage = 728 sq ft / 67.6 sq m

Outbuilding = 300 sq ft / 27.9 sq m

Total = 3421 sq ft / 317.8 sq m

For identification only - Not to scale





Henry Adams - Storrington

Henry Adams LLP, Mulberry House, 8 The Square - RH20 4DJ

01903 742535 • storrington@henryadams.co.uk • www.henryadams.co.uk/

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