



## Greystoke Heathfield Copse, West Chiltington - RH20 2NB

Guide Price £950,000

# Greystoke, Heathfield Copse, West Chiltington

- A well presented and extended home in quiet cul de sac location
- Kitchen with bi-folds and French doors to garden with lantern roof, range of cupboards, central island, integrated appliances and space for American fridge / freezer
- Large utility room with access to integrated garage
- Sitting room with feature fireplace with electric fire
- Snug / study with access to garden and feature fireplace with electric fire
- Main ground floor bedroom with fitted wardrobe and en-suite shower room
- Additional ground floor double bedroom
- Two first floor double bedrooms and two bathrooms, one being en-suite
- Enclosed private rear garden with a variety of plants and shrubs, pond and water feature, summer house, storage shed and green house
- Double garage and two driveways with parking for up to four cars

Located within a peaceful cul de sac, this well maintained 4-bedroom detached chalet presents an enticing blend of modern comfort and timeless charm. The heart of the home boasts a spacious kitchen flooded with natural light, featuring bi-fold and French doors leading to the enchanting garden, complete with a lantern roof, central island, integrated appliances, and ample space for an American fridge/freezer. The adjoining utility room offers convenience with direct access to the integrated garage, ideal for modern living. Relax in the inviting sitting room, adorned with a feature fireplace and electric fire, or retreat to the cosy snug/study with another fireplace and garden access. There are two ground floor bedrooms, the main bedroom with fitted wardrobe and en-suite shower room, while an additional double bedroom on the same level adds versatility to the layout. Ascend the stairs to discover two more double bedrooms on the first floor, accompanied by two bathrooms, one of which is an en-suite, offering privacy and functionality to the household.

Step outside into a haven of tranquillity within the secluded rear garden, thoughtfully landscaped to include an array of plants and shrubs, a serene pond and water feature, a summer house for relaxation, a storage shed for practicality, and a greenhouse for gardening enthusiasts. The outdoor space is a true retreat, offering a peaceful sanctuary to unwind and entertain in style. Adding to the allure is the double garage and two generous driveways providing parking for up to four cars, ensuring convenience and space for both residents and visitors.

## 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

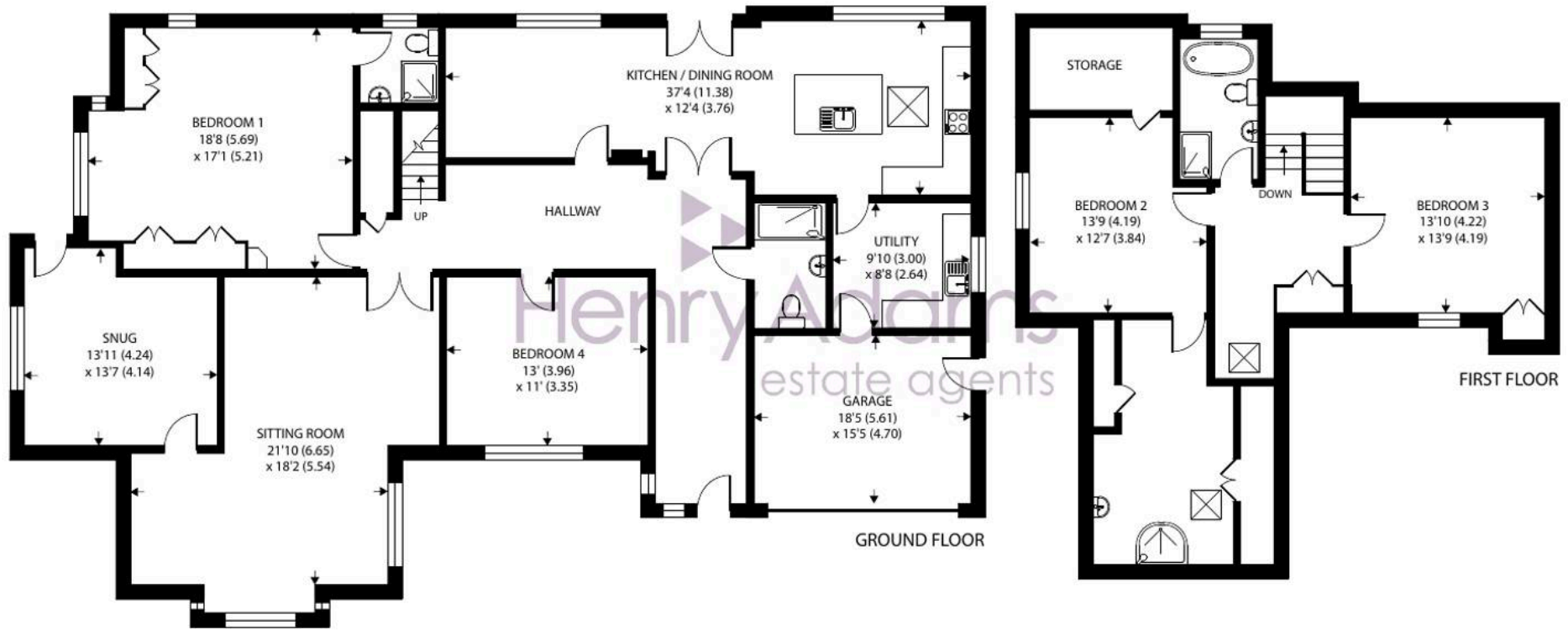
EPC Energy Efficiency Rating: C











Approximate Area = 2985 sq ft / 277.3 sq m (includes garage)

For identification only - Not to scale





## Henry Adams - Storrington

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