



Goldings Mill Road, West Chiltington - RH20 2PZ

Guide Price £695,000



Goldings, Mill Road, West Chiltington

- A beautifully maintained detached three bedroom property in the heart of the village backing onto the cricket pitch
- Kitchen with separate breakfast room
- Utility room
- Sitting room with wood burner
- Cloakroom
- Dining room overlooking rear garden
- Single garage
- Principal bedroom with en-suite with views over recreation and cricket ground
- Ample driveway parking
- West facing garden

Goldings is a beautifully presented and deceptive property dating back to the turn of the 20th Century and with various improvements over the years. On entering there is an entrance hall with doors leading to both the sitting room and kitchen / breakfast room. The sitting room is a lovely room with a feature fireplace and wood burning stove, off is the dining room with direct access to the garden and being triple aspect. It is a lovely light room and there is also a very useful study area. The kitchen overlooks the rear garden and is fitted with a range of cream units and wood work surfaces, there is a butlers sink, gas hob, electric double oven, integrated dishwasher, fridge / freezer and ample cupboards. To the front of the property is the breakfast room. Off the kitchen is a useful utility room with space for washing machine and tumble dryer. Completing the ground floor accommodation is a cloak room and coat cupboard.

To the first floor there are three bedrooms. The principal bedroom with wonderful views of fields behind and has fitted cupboards and an en-suite shower room. The second bedroom overlooks the garden and fields and is a generous double. The final third bedroom a large single or ideal home office, these are served by the family bathroom.

To the front there is a large driveway with ample parking and a single garage with electric up and over door, a large lawned area with a variety of plants and shrubs. The rear garden has access to the recreation grounds, perfect if you have a four legged friend for some lovely walks close-by. There is a patio area which enjoys the west facing garden.

Location

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

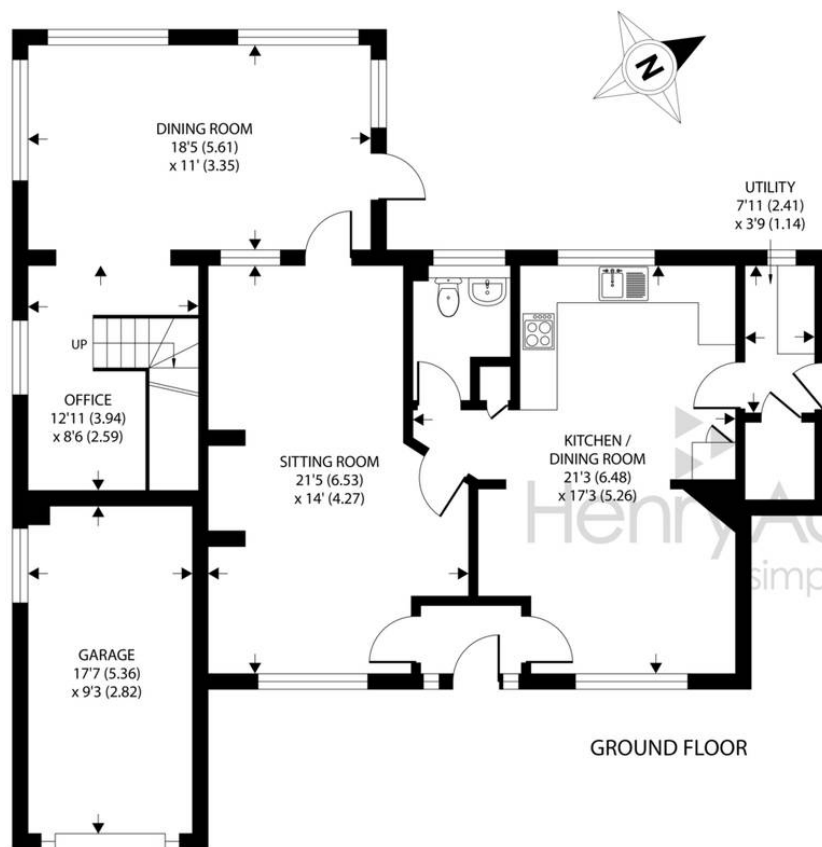
EPC Environmental Impact Rating: E



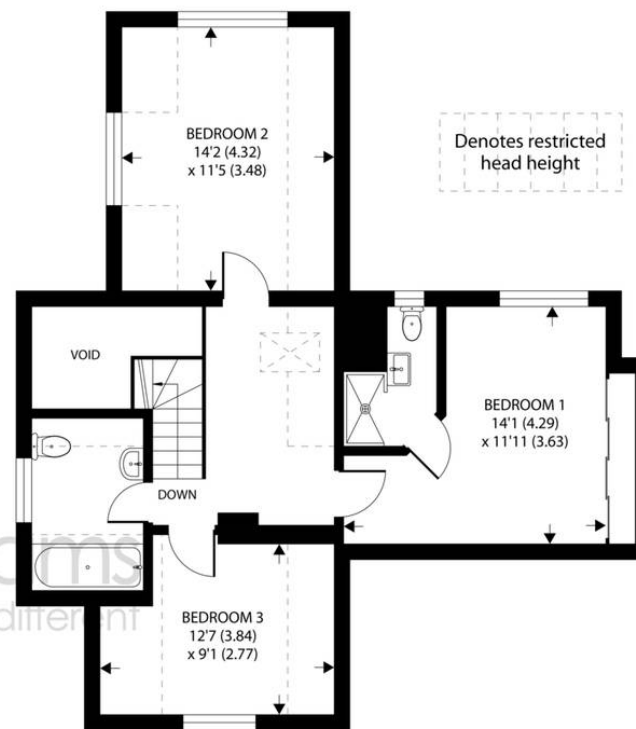








GROUND FLOOR



FIRST FLOOR

Approximate Area = 1657 sq ft / 154 sq m (includes garage & excludes void)
 Limited Use Area(s) = 163 sq ft / 15 sq m
 Total = 1820 sq ft / 169 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