



Honeypots Spinney Lane West Chiltonton RH20 2NX



Occupying a large well screened plot in a highly sought after tree lined private lane, this is a wonderful 5 bedroom detached home boasting an impressive kitchen with flexible accommodation. Offered for sale in excellent decorative order with private landscaped garden and ornamental pond.

Open Plan Reception and Dining Room
Impressive Kitchen/Breakfast Room | Utility Room
Sitting Room | Conservatory | Family Room
5 Bedrooms | Dressing Room | 4 Bathrooms

Single Garage | Ample Parking | Large Garden
Landscaped Plot | Vegetable Area
Private Lane | Well Screened Borders
Beautifully Presented

Convenient for Walks



Wide solid wood front door opening to

Reception Area : Space for coats and bench seat, oak flooring and double doors opening to

Inner Reception Hall : Wide hallway with oak flooring, radiator and down lights opening into :

Open Plan Dining / Reception Area : Dual aspect with oak flooring and superb bi-fold doors opening onto a

sun deck. The area extends towards the open tread staircase and there is ample space for additional furniture. Double doors to rear garden and doors to kitchen, and reception rooms.

Sitting Room : Delightful formal reception room with oak flooring and a contemporary wood burning stove. Radiator, wall mounting for television, bay window with outlook to the secluded garden and sliding oak doors to

Conservatory : Oak flooring, picture windows overlooking the gardens and pond, double doors to a wide sun deck, further door to the deck, radiators and decorative wall covering to one wall. A bright and comfortable room with space for eating and relaxing whilst enjoying views of the landscaped gardens.



Television / Family Room : Dual aspect, 2 radiators and 2 light points. A useful room ideal for families or even as a study.

Superb Modern Kitchen: Forming the heart of the property and attractively fitted with an extensive range of wall and base units featuring wide drawers, built-in dishwasher and built-in fridge/ freezer. Units incorporating 2 built-in ovens with warming drawers a

steam oven, built-in coffee machine and ceramic 5 ring induction hob. Large island unit with space for seating with built-in microwave oven and storage with ingenious light and extractor unit overhead. Excellent range of quartz work tops with inset sink unit, tiled floor, tall radiator, space for dresser and double doors to sun terrace overlooking the garden.

Utility Room : Space and plumbing for washing machine and dryer, oil fired boiler, space for freezer, tiled floor and door to outside.

Bedroom 5 : ground floor single bedroom with radiator and light point.

Shower Room : Shower enclosure, WC and wash hand basin. Radiator, oak flooring and downlights.



First Floor

Landing : Radiator and down lights

Bedroom 1 : Lovely dual aspect vaulted bedroom with wall light points, downlights, radiator and space for a wall television. Door to

Dressing Room : Superb area with built-in wardrobes with space for chest of drawers with radiator and window. Door to

En-suite Bathroom : Large bathroom with tiled panel enclosed bath with body jets, walk in level shower area with glass screen, WC, wash hand basin and tall chrome ladder radiator. Vanity mirror, tiled flooring and tiled walls.

Bedroom 2 : Double bedroom with outlook to the garden, radiator eaves storage and downlights. Door to

En-suite Shower Room : Shower enclosure, bath, suspended wash hand basin, WC, chrome ladder radiator, downlights, tiled floor and part tiled walls.

Bedroom 3 : Double bedroom with view of the garden, radiator, and door to



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En-suite Bathroom : P shaped shower bath, WC and wash hand basin. Chrome ladder radiator, tiled floor and downlights.

Bedroom 4 : Single bedroom with eaves storage, radiator and light point.

Garage : Single brick garage with tiled roof situated at the bottom of the driveway. There is a wide paved

driveway offering ample parking and there is space behind the garage for a double garage or car port to replace the existing structure subject to any of the necessary consents.

Landscaped Garden : This is a particular feature of the property being large and secluded with landscaping creating meandering paths with a stream and a delightful ornamental pond. There is a wide front lawn

featuring a pergola and beds with 2 wide sun decks providing superb entertaining areas. The deck from the Conservatory overlooks a lower garden with the pond from where there is access to a wide rear lawn and vegetable plot. There is a corner set aside for chickens, with a greenhouse and a store. The whole plot is well screened for privacy and is interspersed with rhododendrons, shrubs and specimen trees.



Situation : The property lies in Spinney Lane which is a delightful tree lined private lane renowned for its character “Wells Cottages” with access to glorious walks.

West Chiltington is a pleasant rural village south of Billingshurst known for its leafy lanes and character houses including the famous ‘Wells Cottages’ built in the early 20th century.

There are a wide range of amenities and clubs including several popular villages stores and post offices, churches, a thriving village hall (which hosts a myriad of activities including film shows, plays, music, keep fit and craft skills).

More comprehensive shopping is available locally at Pulborough and Storrington – including Tesco, Sainsbury and Waitrose stores. London (Victoria station) is

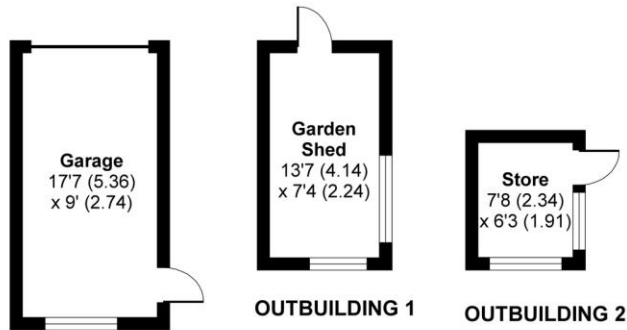
approximately 80 minutes by rail from Pulborough station and the coast is approximately 15 miles to the south via Arundel and Chichester.

Sporting facilities include several local golf clubs, rugby, cricket, tennis, football and bowling.

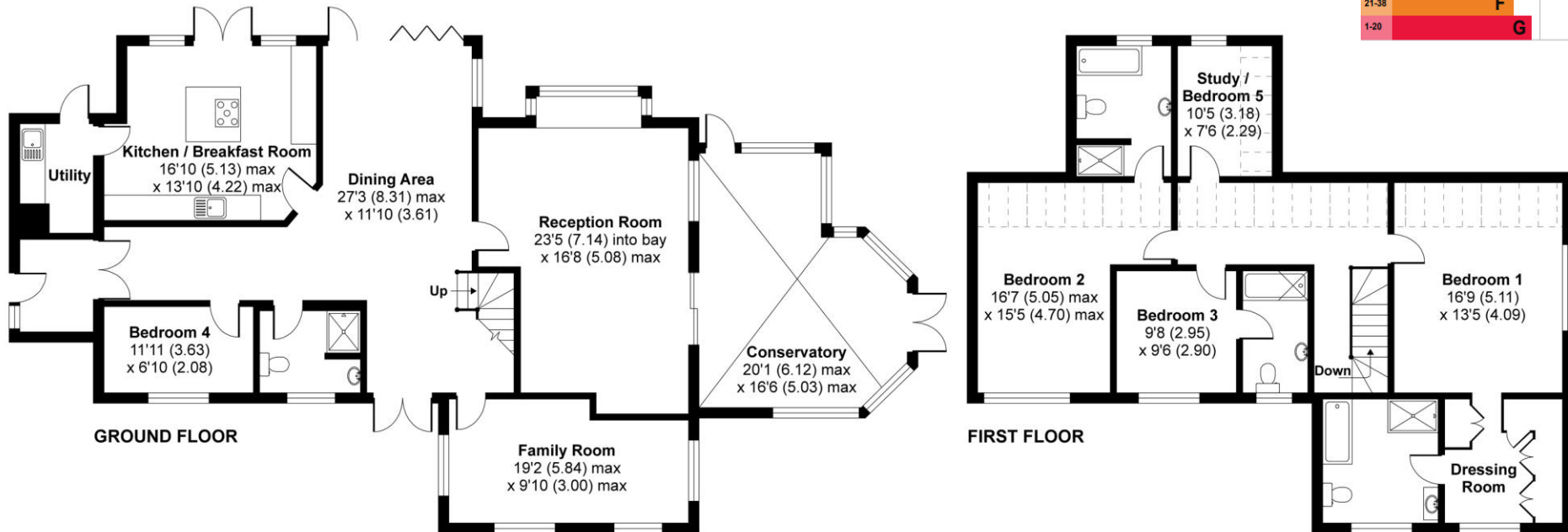
Denotes restricted head height

Spinney Lane, West Chilmington, RH20

Approximate Area = 2718 sq ft / 252.5 sq m
 Limited Use Area(s) = 187 sq ft / 17.4 sq m
 Garage = 159 sq ft / 14.8 sq m
 Outbuilding(s) = 148 sq ft / 13.7 sq m
 Total = 3212 sq ft / 298.4 sq m



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 70 C |
| 55-68 | D | | |
| 39-54 | E | 50 E | |
| 21-38 | F | | |
| 1-20 | G | | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Comyn and James. REF: 773931



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Pulborough Office

Burberry House, 143 Lower Street,
Pulborough, West Sussex RH20 2BX
Tel: 01798 888111 Fax: 01798 875722

Associate London Office

121 Park Lane,
London W1K 7AG
Tel: 0207 079 1553



01798 888111

www.comynandjames.co.uk

property@comynandjames.co.uk