



3 Ling Common Place West Chiltington West Sussex RH20 2GW

**Comyn
& James**
Town and Country Homes



An exceptional character home set in a small, exclusive enclave of just 4 homes, ideally suited to anyone looking to work from home, house a dependent relative or indulge a passion for cars – boasting apx 3446 sq ft including a cavernous double garage with extra storage, a second double garage, 2 drives and an annexe.

Reception Hall | Study /Bedroom 5 | Sitting Room with Snug / Reading Area | Kitchen and Breakfast Room
Garden Room / Dining Room | Utility Room

Wing / Annexe / Home Office

Reception Room | Shower Room | Bedroom |
Bathroom (Separately Rated Council Tax)

**Cavernous Double Garage with Mezzanine Storage
And Separate Storage Room**

Additional Double Garage | 2 Driveways
Ideal for Car Enthusiasts
Landscaped Garden
No Ongoing Chain



3 Ling Common Place is a beautifully presented extended Wells Cottage with secondary accommodation and is conveniently located in a small, select development with just 3 stylish new homes within a few minutes' walk of the village post office/store. The property boasts 2 driveways with 2 substantial double garages (ideal for a car enthusiast) and is approached off a shared access road.

Covered Entrance Porch : Stone arch with wooden benches and a wall with herringbone brick inlays. Solid wood front

door to

Reception Hall : Beams, radiator and stairs to first floor.

Study / Bedroom 5 : Bright dual aspect room with 2 radiators, wall light points and telephone point. Currently used as a study but could provide a bedroom as a door leads to

En-suite Cloakroom/ Utility Room : Space for washing machine, basin, radiator and WC. Scope for creating an additional shower room.

Sitting Room : Delightful formal reception room featuring ceiling beams with an imposing stone fireplace with wooden seats, lighting and bressumer. Attractive herringbone oak flooring, 4 radiators, wall light points and a cosy, recessed **Snug or Reading Area** with wall lights, exposed stone wall and beams.

Kitchen : Comprising matching range of wall and base units with built-in single oven with space for cooker and



dishwasher. Range of work surfaces with double bowl sink unit, cooker hood, space for fridge, part tiled walls, tile effect flooring and outlook to garden. Larder cupboard and door to garden/dining room, door to snug and sitting room. Opening through to

Breakfast Room : Radiator, space for table, tile effect floor and door to hall.

Garden Room / Dining Room : Outlook to courtyard with

door to garden. Tile effect floor, electric panel radiator, space for table and chairs. Door to

Annexe/ Wing

Steps down to

Reception Room : Superb entertaining area with delightful raised fireplace with wood burning stove with stone and brick surround. Karndean flooring, 2 light points, space for wall

television and double doors to outside. Ideal as a cinema or second sitting room or taken with the adjoining shower room, bedroom and kitchen as a self contained wing.

Shower Room : Comprising shower enclosure, wash hand basin and WC. Ladder style radiator, Karndean flooring and splashback.

Double Bedroom : Bright room with wardrobes and dressing table, electric panel radiator and outlook to courtyard. Door to



Kitchen : Range of matching wall and base units with shelving featuring built-in oven with 4 ring electric hob and space for fridge. Range of work surfaces with 1 and ½ bowl sink unit, tile effect floor, cooker hood and light point. Door into cavernous double garage which could potentially offer additional accommodation subject to obtaining any of the necessary consents.

First Floor

Landing

Bedroom 1 : delightful triple aspect main bedroom with incorporated dressing area for wardrobes and chest of drawers. 2 Radiators, excellent ceiling height and recessed shelving. Light points.

Bedroom 2 : Bright dual aspect double bedroom with radiator and light point and opening into

Dressing Room : space for wardrobes or desk, radiator and light point.

Bedroom 3 : Double bedroom with radiator, light point and recessed wardrobe.

Bathroom : Modern bathroom with suite comprising bath with shower and screen, WC and wash hand basin. Chrome ladder radiator, tile effect floor, mirror with touch control.



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Shower Room : Modern suite of double width shower with WC with concealed cistern and wash hand basin with vanity unit. Shaver point and airing cupboard.

Outside

Cavernous Integral Double Garage : Impressive ceiling height of 13`2. Exceptional space with twin up and over doors, light and power and cupboards with concealed shower room.

Superb mezzanine storage and further recessed storage leading to large boarded loft with space for more storage. Ideal area for classic car enthusiasts, although this could provide scope to create a wonderful snooker room, gym, spa room or reception room (subject to obtaining any of the necessary consents and subject to any restrictive covenants - Comyn and James have not been provided with any relevant covenants and purchasers will have to satisfy themselves on this point)

Detached Double Garage : Further double garage with up and over doors, light and power and storage over.

Parking : The property features a gravelled driveway with parking for 3 cars as well as a gated paved driveway offering additional parking and turning.

Garden : The property sits in a landscaped plot predominantly laid to lawn with fencing and a selection of shrubs and trees. To the south there is a wide formal lawn



The Annexe / Wing



with an area featuring a low stone wall and well stocked beds with fencing and a gate to the gravelled parking area. The lawn continues to the far side of the house while to the rear there is a striking courtyard with a raised paved terrace accessed from the Garden Room and Annexe.

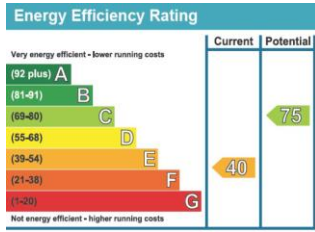
Situation : The property is an older character Wells Cottage which forms part of a select new development of 3 new homes in a highly regarded setting in this popular village location.

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.

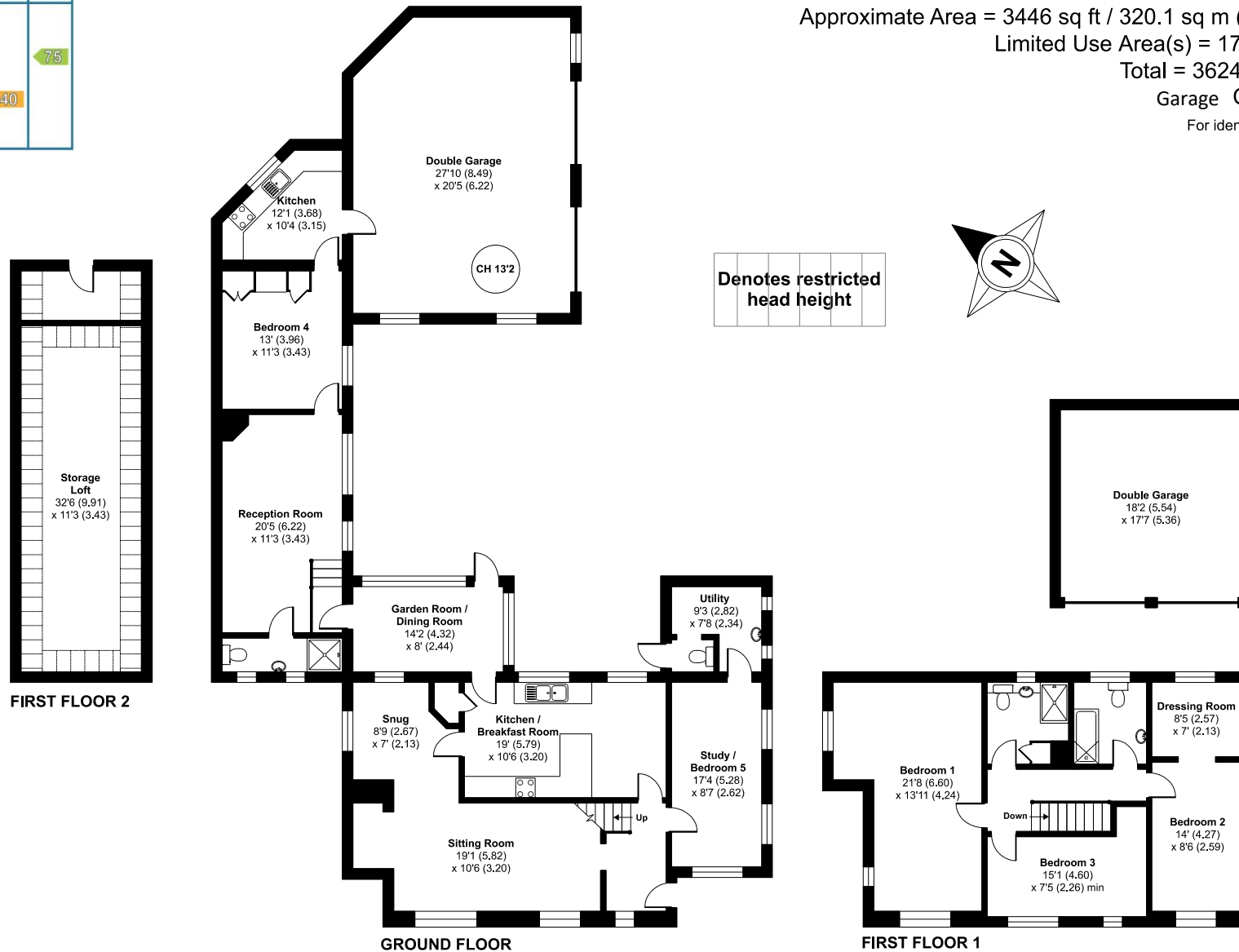
There are a wide range of amenities and clubs including 2 popular villages stores and post offices, a church, Primary School, Inns and a thriving village hall (which hosts a myriad of activities including film shows, plays, music, keep fit and

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 Pulbrough station and the coast is approximately 15 miles to the south via Arundel and Chichester. Sporting facilities within the general area include several local golf clubs, rugby, cricket, tennis, football and bowling with many fine riverside and country walks to be enjoyed. CJ 28/1/21 – amended 10.3.21

Ling Common Place, Common Hill, West Chilmington, Pulborough, RH20



Approximate Area = 3446 sq ft / 320.1 sq m (includes garages)
 Limited Use Area(s) = 178 sq ft / 16.5 sq m
 Total = 3624 sq ft / 336.6 sq m
 Garage Ceiling Height 13'2
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nch-com 2020. Produced for Comyn and James. REF: 594798



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