



Mayfield Mill Road West Chiltington RH20

**Comyn
& James**
Town and Country Homes



Price: £715,000

Backing onto and overlooking the cricket ground, this is a delightful and beautifully presented 3 bedroom home with superb open plan living and a large garden studio or garage – convenient for walks, village store/post office, cricket and tennis clubs.

Reception Hall | Cloakroom | Sitting Room with Reading Area | Dining Room | Study | Kitchen / Breakfast Room | 3 Double Bedrooms | Large Bathroom / Shower Room | Scope to Enlarge

Driveway and Double Garage or Studio Garden with Vegetable Area | Views over West Chilton Cricket Ground and Tennis Club

Excellent Location for Post Office/Store, Village Hall, Tennis Club, Croquet Club and Walks



Covered Porch with glazed panel and front door to

Reception Hall : Vaulted with turned wood staircase featuring glazed panels. Under stairs cupboard, light point.

Sitting Room : Forming part of a superb open plan living area with Reading Area and Dining Room. Dual aspect with 2 radiators and 2 ceiling

light points with opening to Dining Room and opening to

Reading Area : Windows overlooking garden, door to outside and radiator . Ideal area for bi-fold doors to garden.

Dining Room: Radiator, light point and a doorway through to the Kitchen / Breakfast Room

Kitchen / Breakfast Room : A wonderful entertaining area with a comprehensive range of stylish kitchen furniture comprising matching wall and base units incorporating deep pan drawers, pull out rack and carousel unit. Spaces for dishwasher and washing machine, space for range cooker with stainless steel canopy.

Range of work surfaces with double bowl sink, island unit with breakfast bar and space for American style



fridge / freezer. Tile effect flooring, door to outside and delightful views over the garden.

Study : Dual aspect with outlook to front with radiator and light point.

Cloakroom : Comprising modern white suite of wash hand basin and WC. Neutral wall colour with charming decorative stencil, space for coats and radiator.

First Floor

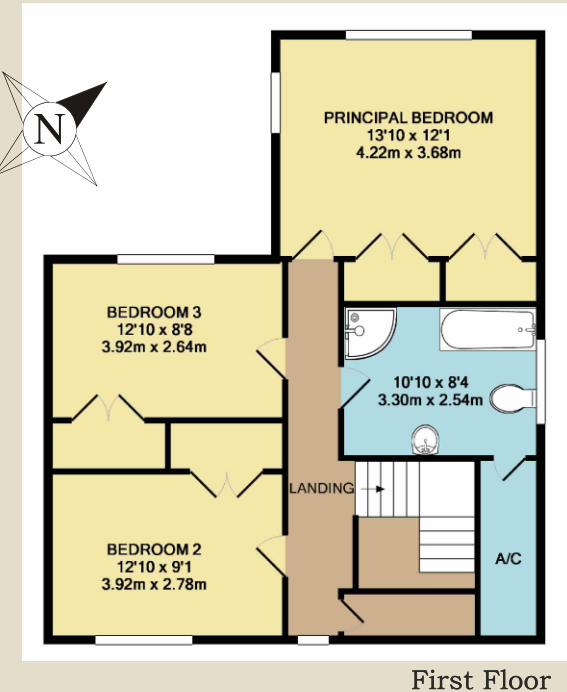
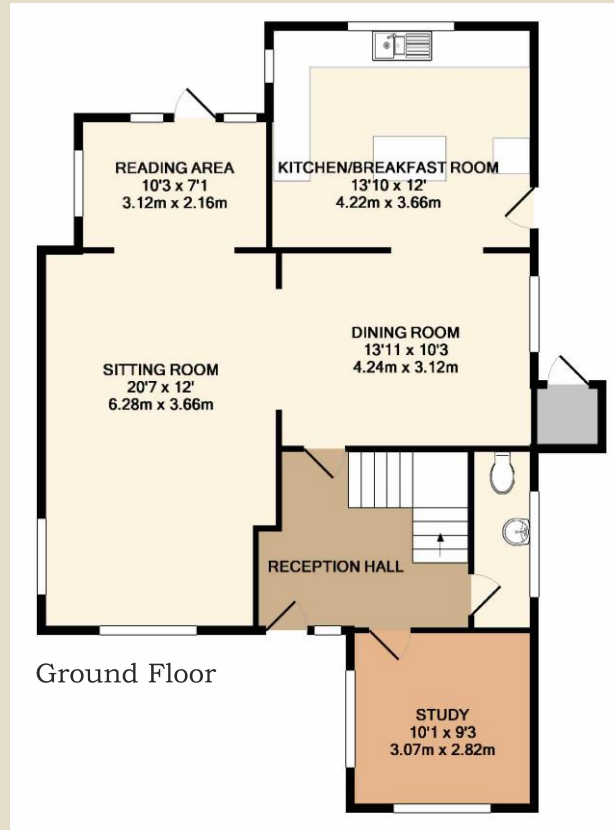
Landing : With deep storage cupboard, radiator and light point.

Principal Bedroom : Bright double aspect room with views over the garden and West Chiltington Cricket Grounds. Wardrobe cupboard, radiator and light point.

Bedroom 2 : A delightful room with outlook to the front. Radiator, wardrobe and light point.

Bedroom 3: Views over the West Chiltington Cricket Ground, wardrobe cupboard, radiator and light point.

Bathroom : A large family sized bathroom with separate shower enclosure featuring 2 shower heads (one hand held), a bath with central mixer taps and a WC. Chrome



APPROX. GROSS INTERNAL FLOOR AREA 1625 SQ FT / 150.9 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for identification purposes only and are not drawn to scale.

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ladder style radiators, deep walk in airing cupboard, tiled floor and part tiled walls, down lights.

Outside

Double Garage: Situated to the rear and accessible from the side driveway. Currently not used as a garage but could provide scope as a Home Office / Studio

subject to any of the necessary consents. Light and power, glazed bi-fold doors.

Parking : There is a driveway leading up from Mill Road providing parking and turning.

Garden : To the front is a an area of lawn with planted borders flanking the driveway. There is a driveway parking area to the side of the house which leads

towards the garden and garage. The rear garden is well screened for privacy and features an area laid to lawn with a separate vegetable area. A further side access leads to the front and to a boiler cupboard.

Note : Planning (now expired) was passed for extending and enlarging the house (DC/08/2092) with a 2 storey rear and single side extension.

12.10.2020 CJ – reduced 14.4.21



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