

An individual detached home located in a peaceful no through road in sought after West Chilington



Nul Autre, Harborough Meadow, West Chilington, West Sussex RH20 2RW

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Nul Autre
Harborough Meadow
West Chiltington
West Sussex
RH20 2RW

Set towards the end of a no through road and with spacious accommodation of approximately 2,200 sq ft and backing onto woodland

the house...

- Individual detached home
- Four Bedrooms
- Three newly fitted bathrooms
- Large open plan kitchen dining room
- Utility room
- Dual aspect sitting room

EPC rating D : Council Tax Band G

the grounds...

- Secluded gardens backing onto woodland
- Landscaped gardens on several levels
- Large sun terrace ideal for outdoor summertime entertaining
- Detached double garage with electric shutter door
- Electric car charging point within the garage
- Parking for several vehicles

see more on page 7

the location...

- Storrington Village Centre : approx. 1.8 miles
- Horsham: approx. 13 ½ miles
- Arundel: approx. 11 ½ miles
- Petworth: approx. 8 ½ miles
- Midhurst: approx. 13miles
- Chichester: approx. 19miles
- Brighton: approx. 21 miles

see more on back page





An individual and well appointed detached four double bedroom family home of approximately 2,200 sq ft located towards the end of a peaceful no through road and backing onto woodland within grounds of approximately one third of an acre.

The accommodation has been cleverly divided up to feature living accommodation to one side of the property and the bedrooms to the other. The spacious reception hall has a built-in cloaks cupboard and doors leading onto:

Sitting Room - A spacious room being dual aspect and allowing an abundance of light to flow in through the front bay window and the rear patio doors and with a feature gas flame fire forming the focal point of the room. Also featuring wooden flooring.

Kitchen Dining Room - Formerly two separate rooms which were merged into one in 2015, this spacious room offers a great space to entertain family and friends. The kitchen has a range of high quality

kitchen units and granite work surfaces with built-in NEFF appliances to include a five ring hob, double oven, fridge and dishwasher. Kickboard lights and travertine tiles.

The dining area has ample space for a large dining room table and French doors give access to the terrace and garden beyond.

Separate Utility Room - With units matching those of the kitchen and door leading out onto the terrace.

Master Bedroom - A spacious room overlooking the rear garden and woodland with built-in wardrobes and door to the ensuite shower room.

Ensuite Shower Room - A newly refitted shower room with a modern suite with walk-in shower, wash hand basin with built-in cupboard under, and a close coupled WC.

Bedroom Two - Overlooking the front of the property with built-in wardrobes.

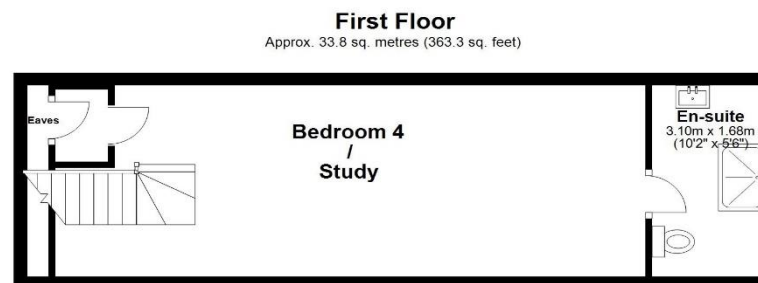
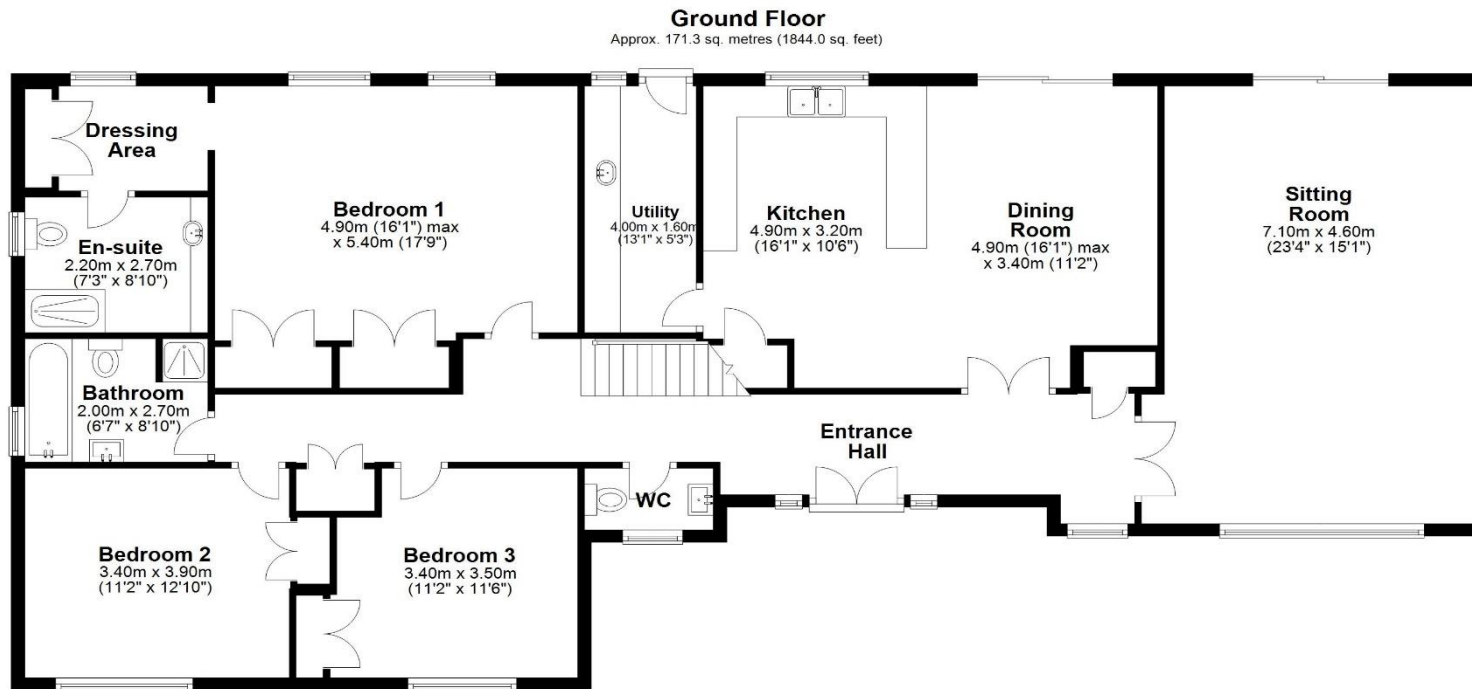
Bedroom Three - Overlooking the front of the property.

Family Bathroom - A modern bathroom which has been newly refitted to include a shower enclosure, modern bath, wash hand basin and close coupled WC.

First Floor Bedroom Four - A spacious bedroom with built-in storage cupboard, door with access to the boiler and a door to the ensuite shower room.

Ensuite Shower Room - A newly refitted shower room with a double width walk-in shower enclosure, wash hand basin and close coupled WC.

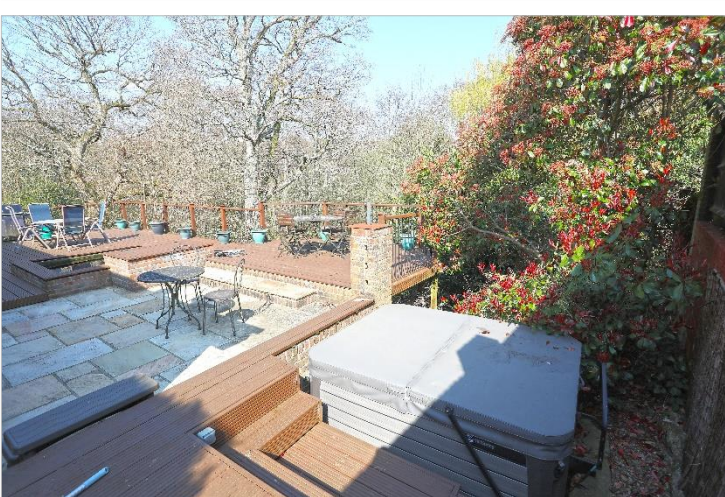
Outside - The gardens have been landscaped and feature a large entertaining deck with elevated views onto the woodland beyond. Steps wind down to a lower garden area bordering the stream. To the front, there is driveway parking leading to the double detached garage with electric up and over door.



Total area: approx. 205.1 sq. metres (2207.3 sq. feet)

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Plan produced using PlanUp.

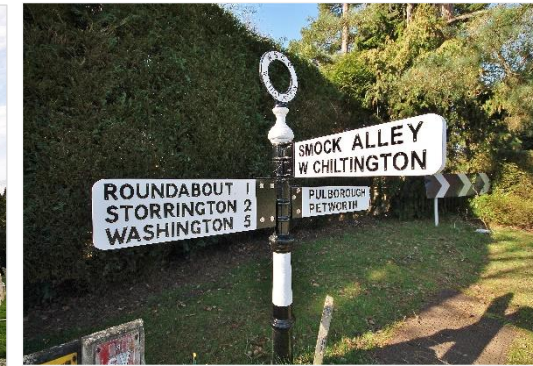
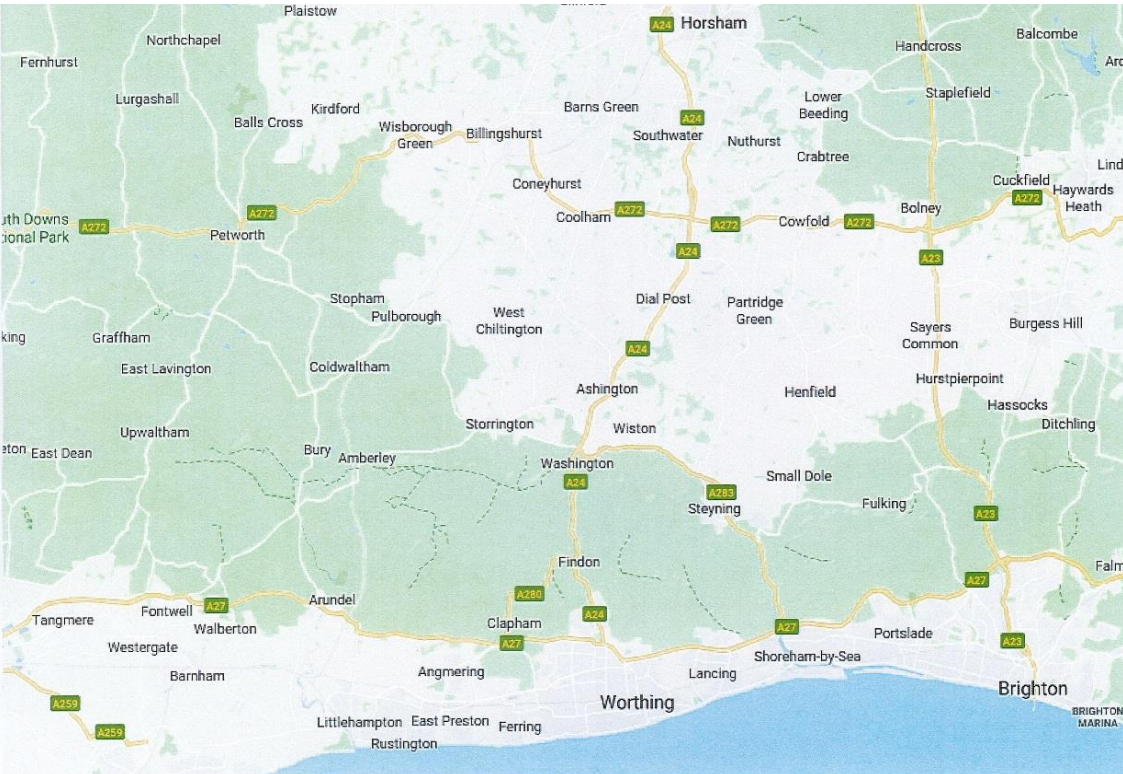
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the location...

maps courtesy of
Google maps

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Why move to the quintessentially English, and lively village of West Chiltington?

LEISURE: West Chiltington Community Hall with hosting a variety of societies and clubs, home of the West Chiltington and Thakeham Cricket Club, the Lawn Tennis Club, golf at the well-known West Sussex Golf Course. Nyetimber Vineyard is located close by with its award winning sparkling wines.

EDUCATION: West Chiltington Community Primary School, located in East Street, with its good Ofsted rating. Secondary education can be found at Steyning Grammars Rock Road Campus on the fringes of Storrington's village.

WORK: For the commuter, our nearest train station is at Pulborough, just 3.5 miles away, with services to Gatwick and London Victoria. A regular bus service gives access to Horsham, Worthing, Midhurst and other surrounding towns.

Schools

PRIMARY

- West Chiltington Community School

INTERMEDIATE & SECONDARY

- Steyning Grammar Rock Road Campus, Storrington
- Steyning Grammar School, Steyning

INDEPENDENT

- Dorset House, Bury, Nr Pulborough
 - Lancing College
- more details from www.ofsted.gov

Stations

- Billingshurst
- Pulborough

Trains to:

- London Victoria
- Gatwick Airport
- Portsmouth

More details at www.thetrainline.co.uk

Shops & pubs

- Local shop/Post Office, Haglands Lane, West Chiltington
- The Five Bells, Smock Alley, West Chiltington
- The Queens Head, The Hollow, West Chiltington
- The Roundabout Hotel, Monkmead Lane, West Chiltington
- Tesco & Sainsbury's, Pulborough
- Waitrose, Storrington

Relaxing

- Chanctonbury Leisure Centre
- Places for People Leisure Centres
- Arundel Castle & Gardens
- West Sussex Golf Club
- RSPB, Pulborough Brooks
- Parham House & Gardens
- Southwater Country Park
- Amberley Museum & Heritage Centre
- Petworth House & deer park
- Worthing seafront and beach

more details from Mansell McTaggart...

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