



CHERRY TREE COTTAGE

West Chiltington, RH20 2NY



AN EXCEPTIONAL WELLS RESIDENCE ON A PRIVATE LANE

Built in the tradition of Reginald Fairfax Wells' Arts and Crafts cottages, this residence is perfectly positioned along one of West Chilmington's most prestigious and private lanes.

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Local Authority: Horsham District Council
Council Tax band: G
Tenure: Freehold
What3words: ///accompany.vibes.outhouse



LOCATION

West Chilington is a highly desirable village, offering a peaceful semi-rural setting with local shops, a primary school, a parish church, and a post office. Just three miles east, Pulborough provides mainline rail services to London (via Gatwick), Chichester, and the South Coast, as well as excellent road connections via the A29 and A283.

The larger village of Storrington, approximately three miles south at the foot of the South Downs, offers a wider range of amenities, including a Waitrose, while Pulborough features Tesco, Sainsbury's, and additional shops. Both villages also provide cafés, doctors, dentists, schools, and churches, ensuring a well-rounded community with everything close at hand.



THE PROPERTY

The ground floor offers generous, versatile living space - ideal for both family life and entertaining. The welcoming entrance hall, laid with solid oak flooring, opens into a striking kitchen/breakfast room. This bespoke Neptune kitchen is beautifully appointed with Dekton work surfaces, an Aga, and an impressive island incorporating a Butler sink and Quooker tap. A corner breakfast nook with bench seating creates a relaxed dining space, while glazed doors open directly onto the south-facing terrace. The kitchen also boasts an electronically operated wine cellar and flagstone flooring with underfloor heating.

From the inner hall, access leads to a boot room entrance, cloakroom, and a Neptune-fitted utility room with extensive storage and a further oven. Beyond, a side door opens to the courtyard.

To the rear, the double-aspect drawing room enjoys sweeping views of the grounds and features a wood-burning stove. Additional reception rooms include a formal dining room with oak flooring and a further stove, opening into a garden room with spectacular views across park-like gardens. Completing the reception spaces is a cosy snug/TV room. A large secondary cloakroom concludes the ground floor.





Upstairs are four double bedrooms. The principal suite features extensive fitted wardrobes, garden views, a walk-through dressing area, and a luxurious en suite shower room with underfloor heating. The second bedroom includes a stylish Jack & Jill bathroom - with both bath and shower. Two further bedrooms complete the floor.

Screened from the road, the property is approached via a double entrance driveway leading to a detached garage with side access. Attached is a bespoke office, fully fitted with a shower room, offering excellent annexe potential. The south-facing garden provides complete privacy, with a broad terrace that adjoins the house, offering multiple seating areas, and a heated swimming pool with electric cover. Steps lead down to a further terrace and a thatched garden barn. Sympathetically designed to complement the Wells-style main house, the barn provides an exceptional entertaining space with a vaulted ceiling, full Neptune kitchen, dining area, cloakroom, and changing facilities with shower - all with underfloor heating. Beyond lies a plant room, store, and lawned area with greenhouse. The wider gardens are laid to lawn with rhododendrons, mature trees, shrubs, and a wildlife pond frequented by ducks and moorhens, enhancing the property's peaceful rural setting.





PROPERTY INFORMATION

Postcode: RH20 2NY

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Services: We are advised by our clients that Cherry Tree Cottage benefits from Mains electricity, gas and drainage.

Viewings: All viewings to be appointment only through the vendor's sole selling agents, Knight Frank LLP.



Approximate Gross Internal Area
Main House 3248 sq. ft / 301.74 sq. m
Garage 625 sq. ft / 58.10 sq. m
Garden House 560 sq. ft / 52.07 sq. m
Total 4433 sq. ft / 411.91 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

(Including Garage / Garden House)
Approximate Gross Internal Area = 411.91 sq m / 4433 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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