



Price Range £1.3m - £1.35m

Grayswood, Crossways Park, West Chilmington

kw **MARTIN LUNDY**
ESTATE AGENTS



Grayswood, Crossways Park, West Chiltington, RH20 2QZ

Standing in a beautifully landscaped plot of close to an acre, this stunning property offers flexible, high specification living space, tucked away behind remote control gates and with views to the South Downs.

The sweeping driveway leads to a double garage, with steps heading up to the welcoming entrance hallway. The split level layout offers up to four bedrooms on the ground floor, one of which is currently used as a dining room, plus three bathrooms, a useful utility room and a stunning kitchen which opens onto a south-facing conservatory, perfect for relaxing with family and friends.

The first floor split levels provide a stunning main bedroom with ensuite and Juliet balcony, plus eaves storage. A further bedroom, used as a study to work from home, opens onto the wraparound balcony, along with the living room which has bi-folding doors. The view from the living room and balcony is absolutely stunning and changes almost hourly, with the South Downs in the distance.

The gardens are equally gorgeous, with well stocked shrub and flower borders, mature trees and plenty of space for children to play or for adults to socialise.

The village has a choice of shops, pubs and a hotel / restaurant, with further amenities including a Waitrose supermarket to be found at Storrington, about two miles away. Pulborough is under four miles away, with more local facilities plus a mainline station with direct routes to London and Gatwick.





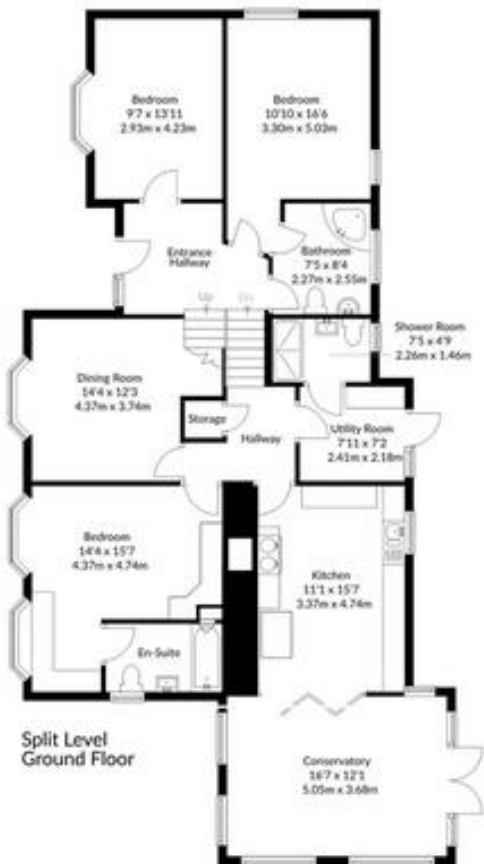


Grayswood, West Chiltington

Gross Total = 207.8 sq ft / 2237 sq m
(excluding garage and storage areas)



Outbuilding



Split Level Ground Floor



2nd Floor



1st Floor

Floorplan for illustrative purposes only. Features and room dimensions may not be to scale however every care has been taken to provide accurate measurements.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	72	80
	EU Directive 2002/91/EC	



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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.