



Old School House | Church Street | West Chiltington | West Sussex | RH20 2JW





Old School House

Church Street | West Chiltington | West Sussex | RH20 2JW

£1,295,000

A charming five bedroom period Grade II Listed former Victorian School House originally built in 1876 and converted in 1976, located in the heart of this picturesque Sussex village within close proximity to the public house and Church. The property has been subject to extensive skillful renovation throughout by its current owners to a high standard. Extending to 3826sqft offering versatile accommodation incorporating a self contained annexe ideal for additional income or dependent relative. Accommodation comprises: spacious reception hall, sitting room with feature wood burner and mezzanine study area, superb open plan kitchen/dining/day room with bespoke fitted kitchen and integrated appliances, wood burner, large utility room, ground floor bedroom with en-suite, study, annexe with own kitchen, shower room and mezzanine bedroom area, first floor bedroom two with en-suite and a family bathroom. Outside, there is recently laid to resin driveway to the front, newly built detached double garage, extensive parking, beautiful west aspect gardens and large terrace.

- Charming five bedroom period home
- Versatile accommodation incorporating self-contained annexe
- Village Pub and Church within walking distance
- Accommodation extending to 3826sqft
- Refurbished and modernized to a high standard
- Spacious Reception Hall
- Sitting Room with Mezzanine Study
- Superb bespoke Kitchen/Dining/Day Room
- Large Utility Room
- Ground Floor Bedroom with re-fitted En-suite
- Study
- First Floor Bedroom Two with En-suite
- Re-fitted Family Bathroom
- Substantial newly built Detached Double Garage
- Beautiful westerly aspect Gardens
- Extensive Parking Area









Entrance Panelled solid wood front door to:

Enclosed Entrance Vestibule Stone flooring, part glazed door to:

Spacious Reception Hall Oak flooring, concealed spot lighting, part panelled walls.

Ground Floor Cloakroom High level flush w.c., inset brass wash hand basin with toiletries cupboards under, heated chrome towel rail, Victorian floor tiling, shelved linen cupboard.

Sitting Room 20' 4 maximum" x 17' 11 maximum" (6.2m x 5.46m) Feature cast iron wood burner with stone hearth and oak mantel over, vaulted ceiling with stairs leading to mezzanine study area built-in shelving, two bank radiators, recessed display shelving, French doors leading to terrace and gardens, feature Oriel window.

Superb Open Plan Kitchen/Dining Room/Day Room 28' 7" x 18' 4" (8.71m x 5.59m)

Kitchen Area Range of bespoke fitted kitchen units, Corian working surfaces with one and a half bowl sink with chrome swan neck mixer tap and groove drainer, separate washer attachment, inset 'Miele' four ring Induction hob with stainless steel extractor over, integrated 'Miele' twin oven and grill, integrated fridge, integrated dishwasher, pull-out disposal unit and carousel unit, central breakfast island with granite working surface with under-seating and drawers under, oak flooring, concealed spot lighting.

Dining Area Cast iron wood burning stove with stone hearth, exposed flooring, twin set of French doors leading to terrace and gardens.

Large Utility Room 17' 11 maximum" x 11' 1 maximum" (5.46m x 3.38m) Range of wood block working surfaces with Butler sink with mixer tap, space and plumbing for washing machine and tumble dryer, exposed wood flooring, walk-in shelved larder cupboard, space for American style fridge/freezer.

Ground Floor Main Bedroom 16' 4 maximum" x 14' 9 maximum" (4.98m x 4.5m) Oak flooring, concealed spot lighting, door to:

En-Suite Shower Room Large walk-in double shower with fitted separate shower attachment, push flow w.c, part tiled walls, inset wash hand basin, heated chrome towel rail, underfloor heating.

Study 11' 11" x 7' 9" (3.63m x 2.36m) Dual aspect, bank radiator, built-in shelving and storage cupboards.

Stairs to:

First Floor Landing Radiator.

First Floor Bedroom 21' 10" x 10' 8" (6.65m x 3.25m) Built-in wardrobe cupboards, radiator, dormer window, access to loft space, door to:

En-Suite Shower Room Fully enclosed shower with fitted shower attachment, inset wash hand basin, push flow w.c., heated chrome towel rail, tiled flooring, part tiled walls, extractor fan.

Bedroom 21' 5 maximum" x 13' 7 maximum" (6.53m x 4.14m) Triple aspect room with two radiators, recessed dormer, built-in wardrobe cupboards, radiator, concealed spot lighting.

Inner Hallway Built-in shelved linen cupboard.

Bedroom 12' 0" x 9' 4" (3.66m x 2.84m) Radiator.

Family Bathroom Free-standing claw leg Victorian bath with telephone grip shower attachment and central tap, large walk-in double shower with fitted independent shower unit with overhead soaker, extractor fan, inset sink with marble surround with toiletries cupboards under, push flow w.c., heated chrome towel rail.

SELF CONTAINED ANNEXE

With its own independent front door as well as access via a doorway from the main reception hall, leading to:

Sitting Room Area 22' 3" x 18' 0" (6.78m x 5.49m) Cast iron wood burning stove with slate hearth and mantel over, two bank radiators, vaulted ceiling.

Kitchen 11' 11" x 7' 10" (3.63m x 2.39m) Range of wall and base units with integrated fan assisted oven and separate grill, inset four ring hob with extractor over, inset Butler sink with mixer tap, range of wood block working surfaces, tiled flooring, recessed area suitable for housing fridge/freezer, built-in shelving, radiator.

Front Garden Accessed by own separate front door.

Shower Room Walk-in double shower with separate attachment with inset wash hand basin, low level flush w.c., tiled flooring, fully tiled walls, extractor fan.

Stairs to:

Mezzanine Bedroom Area 17' 11" x 13' 3" (5.46m x 4.04m) Vaulted ceiling.

Outside

Front Garden The front garden lies behind an original stone wall and the attractive planting and lawned areas is boarded by newly laid resin drive and pathways.

Parking Driveway with extensive parking for several vehicles, leading to:

Newly Built Detached Pitched Roof Garage 19' 8" x 19' 8" (5.99m x 5.99m) Automatic twin security doors, power and light, e.v. charging point.

Rear Garden Westerly aspect being a feature of the property with large raised stone terraced areas, electric awning, formal lawned garden with attractive flower and shrub borders, raised flower beds, fruit trees, further side section of garden mainly laid to lawn with timber summerhouse measuring 11'6 x 7'10, mature trees, two original brick outhouses used for storage and outside water tap.

Directions

'Never get lost again' - use the link below and enter the 3 words provided to find the exact location of the property: <https://what3words.com>
///variously.ends.candidate

EPC Rating: Band D.



Old School House, Church Street, West Chiltington, Pulborough, RH20

Approximate Area = 3826 sq ft / 355.4 sq m (exclude void areas)

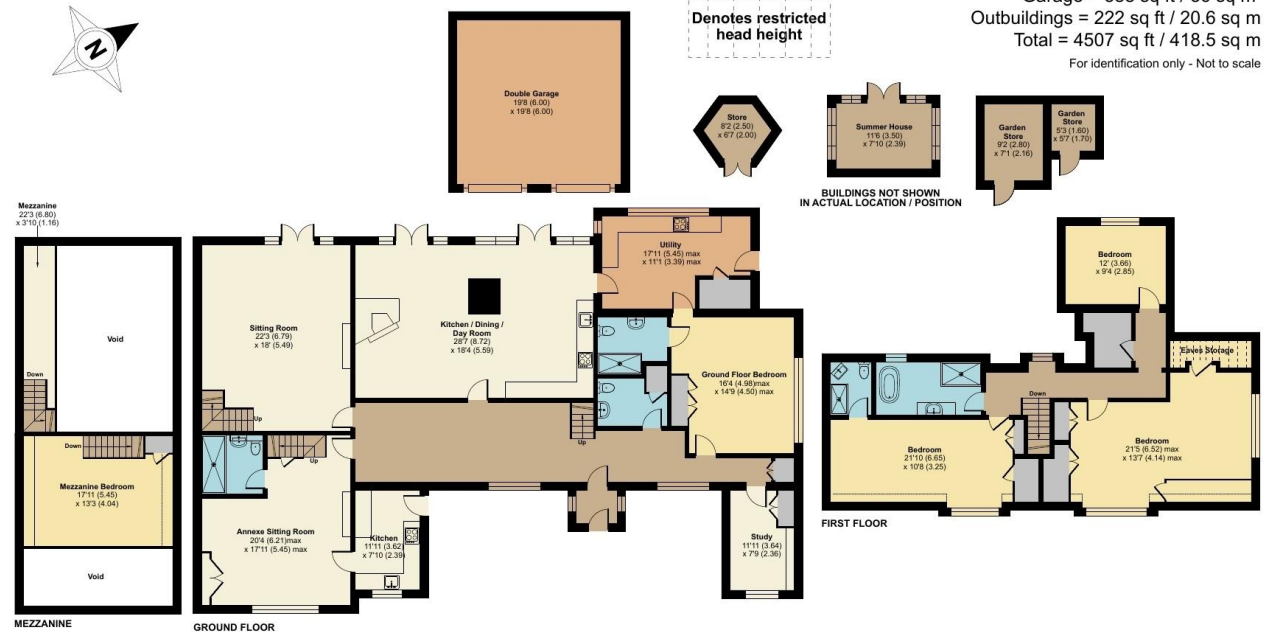
Limited Use Area(s) = 71 sq ft / 6.5 sq m

Garage = 388 sq ft / 36 sq m

Outbuildings = 222 sq ft / 20.6 sq m

Total = 4507 sq ft / 418.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2026. Produced for Fowlers Estate Agents. REF: 1485346



"We'll make you feel at home..."



Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ

www.fowlersonline.co.uk

storrington@fowlersonline.co.uk 01903 745844

Managing Director:
Marcel Hoad MRICS

Important Notice

- Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
- We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
- Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

- The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
- Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.