



The Coach House | Monkmead Lane | West Chiltington | RH20 2PE





The Coach House

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£1,060,000

An exceptional 3/4 bedroom 'Wells' cottage having been skillfully extended and occupying just under half an acre, set within the highly regarded location of West Chiltington. Internally, the property retains much of its original charm and character with accommodation extending to 2809sqft comprising: triple aspect sitting room with feature fireplace, dining room, study/ground floor bedroom, utility room, ground floor cloakroom, superb kitchen/breakfast room, main bedroom with en-suite bathroom, bedroom two with feature beamed vaulted ceiling and a family bathroom. Outside, there is extensive driveway parking leading to a detached garage with beautiful south aspect landscaped gardens offering a high degree of privacy.

- Charming 'Wells' Cottage
- Skillfully extended
- Retaining many original features
- Extending to 2809sqft
- Three/Four Bedrooms
- Triple aspect Sitting Room
- Superb open plan Kitchen/Breakfast Room
- Dining Room
- Ground Floor Bedroom/Study
- Main Bedroom with En-suite
- Bedroom Two with feature vaulted ceiling
- Family Bathroom
- Occupying just under half an acre
- Beautiful south aspect gardens
- Detached Garage
- Extensive driveway Parking





Entrance Solid oak panelled front door to:

Entrance Hall Exposed solid wood flooring, leaded light double glazed windows, covered radiator, part glazed door leading to:

Inner Hallway Two covered radiators, built-in storage cupboard housing electric meters, door accessing original front door accessing gardens.

Ground Floor Cloakroom WC, inset wash hand basin with toiletries cupboards under and extractor fan, shower unit with shower attachment.

Triple Aspect Sitting Room 24' 7 maximum" x 18' 6 maximum" (7.49m x 5.64m) Feature brick open fireplace with carved mantel over, leaded light double glazed windows, two radiators.

Dual Aspect Dining Room 16' 0" x 10' 1" (4.88m x 3.07m) Leaded light double glazed windows, exposed solid wood flooring, leaded light French doors leading to terrace and gardens.

Utility Room 13' 2" x 9' 0" (4.01m x 2.74m) Tiled flooring, inset one and a half bowl enamel sink with swan neck mixer tap, solid wood block working surfaces, built-in storage cupboards with space and plumbing for washing machine and tumble dryer, corner storage cupboard, radiator, further built-in storage cupboards and wine rack.

Study/Ground Floor Bedroom Four 16' 0" x 7' 5 maximum" (4.88m x 2.26m) Solid oak wood flooring, leaded light double glazed windows, radiator, built-in sliding storage cupboards.

Superb Open Plan Triple Aspect Kitchen/Breakfast Room 26' 1 into bay" x 16' 6 maximum" (7.95m x 5.03m) Range of bespoke fitted and free-standing units comprising: double Butler enamel sink with brass swan neck mixer tap, solid wood working surface with groove drainer, seven ring gas 'Belling' Range cooker with hot plate and extractor over, free-standing pine crockery display unit, wall-mounted cupboards with built-in plate racks, antique pine dresser, solid oak wood flooring, integrated dishwasher, wine rack, fridge, leaded light double glazed French doors leading to paved terrace and gardens, large antique pine table with seating for 10 people incorporating a Church Pew seat.

Stairs to:

First Floor Landing Access to loft space, radiator, built-in shelved linen cupboards and walk-in storage cupboard housing hot water cylinder and built-in shelving.

Separate Wc Low level flush.

Ante Room Radiator, leaded light double glazed windows, solid oak wood flooring, door leading to:

Main Bedroom Suite 16' 5" x 13' 7" (5m x 4.14m) Built-in walk-through recessed wardrobe cupboards and storage cupboard, solid oak wood flooring, dual aspect leaded light double glazed windows, two radiators, door to:

En-Suite Bathroom Victorian claw leg bath with brass Victorian telephone grip shower attachment, pedestal wash hand basin, w.c., heated brass towel rail with radiator, covered radiator, leaded light double glazed window, extractor fan.

Bedroom Two 20' 5" x 15' 4" (6.22m x 4.67m) Feature vaulted ceiling with a wealth of exposed beams, solid oak wood flooring, dual aspect room, two radiators.

Bedroom Three 19' 3" x 15' 8" (5.87m x 4.78m) Exposed brick fireplace with oak mantel over, range of built-in wardrobe cupboards, double glazed leaded light dual aspect windows, inset enamel wall-mounted sink, built-in chest of drawers, recessed area with further shelved storage.

Family Bathroom Inset bath with brass Victorian telephone grip shower attachment and taps, heated brass towel rail, inset wash hand basin, solid oak wood flooring, bank radiator, leaded light windows.

Outside

Driveway and Parking Access via double wooden gates with extensive gravelled driveway area leading to:

Detached Timber Garage 14' 9" x 9' 10" (4.5m x 3m) Up and over door, power and light.

Front Garden Mainly laid to lawn, screened by mature trees and shrubs with Magnolia tree and paved pathway, outside water tap.

South West Aspect Gardens

Mainly laid to lawn, screened by mature trees and shrubs, steps up to a raised sun terrace, timber garden storage shed measuring 18'1 x 9'10, raised paved patio area, leading to boiler room with wall-mounted 'Worcester' boiler.

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///sprawls.inefficient.lonely>

EPC Rating: Band D.



Monkmead Lane, West Chiltington, Pulborough, RH20

Approximate Area = 2809 sq ft / 260.9 sq m (excludes store)

Limited Use Area(s) = 13 sq ft / 1.2 sq m

Garage = 145 sq ft / 13.4 sq m

Outbuilding = 178 sq ft / 16.5 sq m

Total = 3145 sq ft / 292 sq m

For identification only - Not to scale



Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Fowlers Estate Agents. REF: 1425502



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