



Price Range £950,000 - £975,000

Ditchlings, Harborough Hill, West Chiltonington

kw **MARTIN LUNDY**
ESTATE AGENTS

Ditchlings, Harborough Hill, West Chiltington, RH20 2PW

Chain free, this stunning detached family home in West Chiltington offers almost 2900sq ft of living space, tucked away behind a remote control sliding gate. The driveway provides parking for a number of cars and there are two garages - one an oversized single, the other with a useful store room / office behind it, plus an EV charger. A number of shops, vineyards, pubs and The Roundabout Hotel will be found in the village, with further local amenities available at Storrington and Pulborough, both less than three miles away, the latter featuring a mainline station with direct routes to London and Gatwick.

The large welcoming hallway is indicative of how very well proportioned the entire accommodation is. The living room has a cosy woodburner and some beautiful ceiling beams and there's a study leading off, plus a separate dining room which would alternatively make a lovely playroom. The solid oak flooring in most of the ground floor rooms is gorgeous. The kitchen has NEFF integrated appliances and the utility room has access to one of the garages. There's potential to create a shower room downstairs, which would be great for washing off muddy kids and dogs. The bespoke German garden room opens onto the large patio, perfect for entertaining.

All four bedrooms are doubles and there are two bathrooms. The main bedroom has built in wardrobes and three of the bedrooms enjoy views towards the South Downs, over rooftops. The south facing garden is a really good size, with mature shrub borders and fruit trees and a gently sloping lawn, a lovely space for relaxing on or socialising with family and friends.





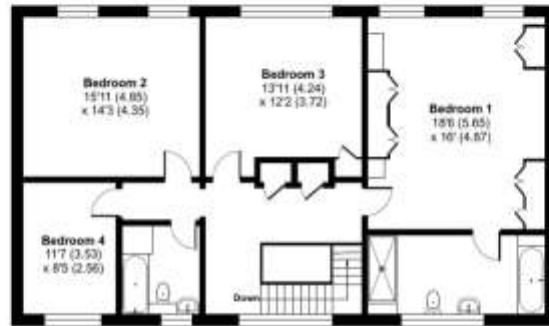
Ditchlings, Harborough Hill, West Chilton, RH20

Approximate Area = 2894 sq ft / 268.8 sq m

Garages = 467 sq ft / 43.3 sq m

Total = 3361 sq ft / 312.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © Chichester 2023. Produced for Lundy-Lester Ltd. REF: 1440328



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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



01798 817257

Lancaster House, Storrington Road, Thakeham, RH20 3NA

martin.lundy@kwuk.com

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.