



Fern Cottage, Garden Wood Close, West Chiltington, West Sussex RH20 2NN



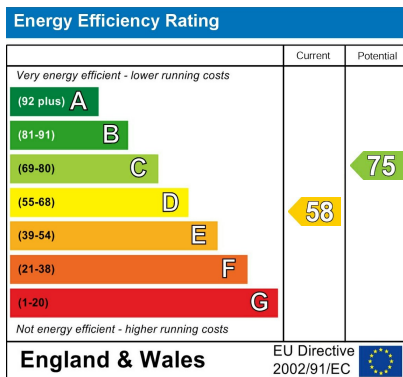


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Guide Price £599,950 Freehold



- LOW MAINTENANCE
- DETACHED SINGLE STOREY HOME
- CLOSE TO LOCAL AMENITIES
- SOUTH WEST FACING GARDEN
- IDEAL LOCK AND LEAVE
- EXTREMELY WELL PRESENTED
- ATTACHED GARAGE, OFF ROAD PARKING



Accommodation

Entrance hall * Cloakroom * Kitchen/Dining room * Double aspect sitting room * Two double bedrooms * Family bathroom * Integral garage * Landscaped rear garden * Off road parking * Summer House * Large attached outside store * Village location * EPC rating

Directions

What3words:///fits.closes.unguarded

The Property

The property is entered via an enclosed storm porch leading into a light and spacious entrance hall with hard flooring and access to built in storage and separate cloakroom. To the left there is a modern fitted kitchen with matching base & wall mounted units, built in appliances, composite stone worktop with Villeroy & Boch sink with hot and cold mixer tap. To the far end there is a spacious south facing dining area with external door leading out onto a purpose built brick block paved seating area, ideal for `al fresco? dining in the summer months. A further internal door leads through to the light and spacious double aspect sitting room with large sliding double glazed doors leading out onto raised terraced seating area. A wonderful ornate feature fireplace completes the sitting room.To the right of the entrance hall there are two good sized double bedrooms both with built in storage cupboards and views over rear garden. A well-appointed family bathroom with separate shower cubicle, panel bath, wash hand basin with vanity unit under, low level WC, heated towel rail and door to airing cupboard.

Outside

Located in a no through Close in the popular village of West Chiltington with transport link, village shops and post office nearby. The property is approached over stone chip resin driveway leading to parking for numerous vehicles. There is also access to the attached garage with light and power and eave storage. To the far end there is access to a large attached store area with access to both ends. To the near side of the house there is side access to the rear landscaped garden with seating areas, level lawn with path leading to ornate Summer house with well stocked flower and shrub beds.

Situation

West Chiltington is a sought after village enjoying a semi-rural atmosphere yet having local shops, primary school, parish church and a post office. The village lies approximately three miles east of Pulborough, which has a mainline railway station which is on the Arun Valley line to London (via Gatwick), Chichester and the South Coast. There are good links to the national road network as the A29 and A283 cross at Pulborough. The larger village of Storrington is about three miles to the south and enjoys an attractive setting at the foot of the South Downs National Park and is conveniently close to the A24 providing access to Horsham and Worthing. Both Pulborough and Storrington offer local shopping facilities, with a Waitrose store and independent cafes in Storrington, with a Tesco and Sainsbury?s in Pulborough and other amenities including doctors, dentists, schools and churches of various denominations.



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Sporting and Recreation

There is golf at Pulborough (West Sussex Club), Cowdray Park and Goodwood with tennis at West Chiltington and Storrington. Also in Storrington is the Chanctonbury Leisure Centre which has a gym and runs various fitness classes. Sailing from Littlehampton and Chichester harbors with extensive walking and riding facilities close-by and on the South Downs National Park. There is also a large RSPB Nature Reserve at Wiggoholt Brooks between Pulborough and Storrington.

Services

All mains are connected. According to Ofcom for this address Ultrafast broadband is available. Highest download speed is 1000 Mbps.

Council Tax

Council Tax Band F. Please contact Horsham District Council on (01403) 215100

In The Know

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Viewing

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Disclaimer

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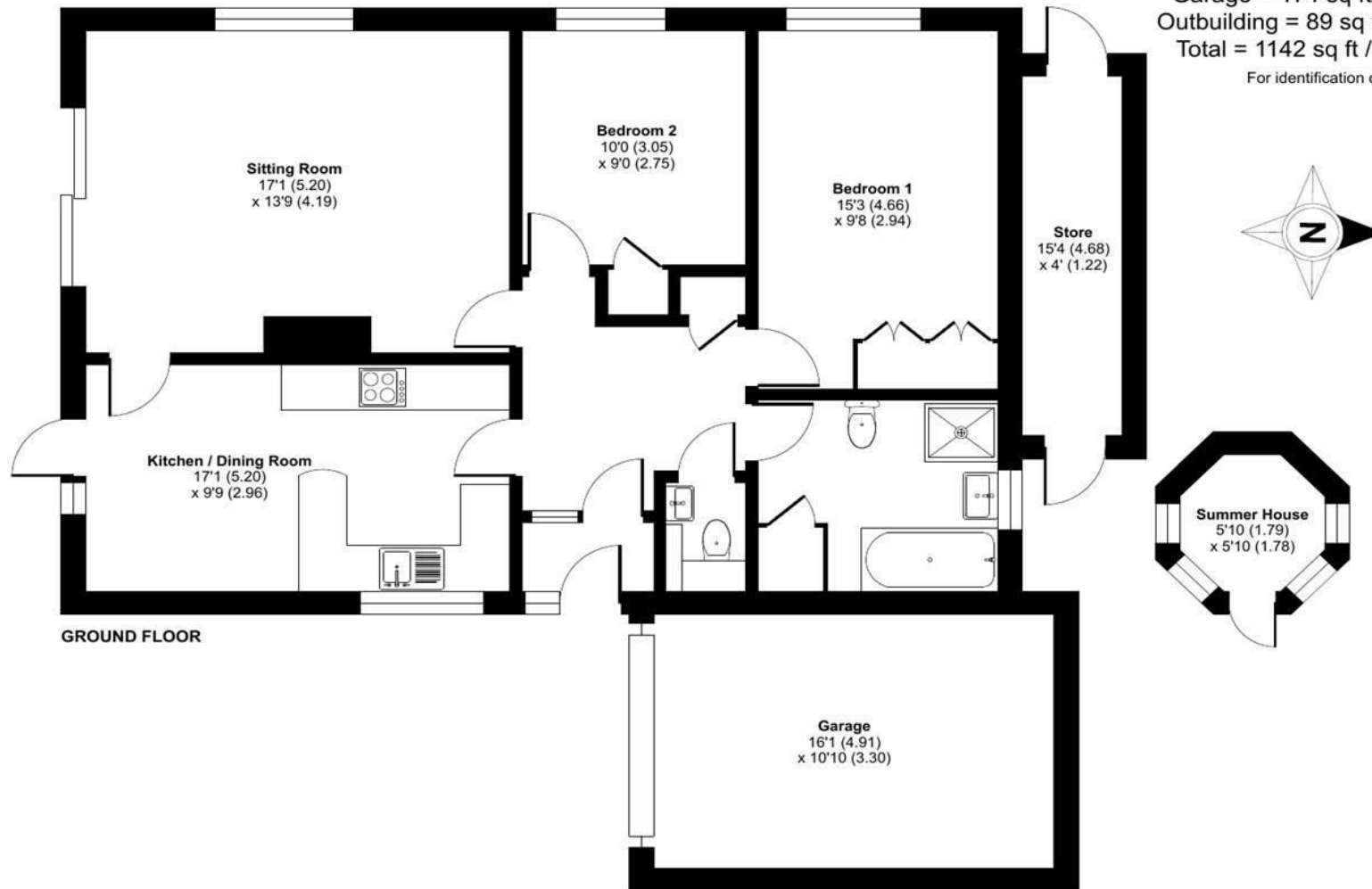
Approximate Area = 879 sq ft / 81.6 sq m

Garage = 174 sq ft / 16.1 sq m

Outbuilding = 89 sq ft / 8.2 sq m

Total = 1142 sq ft / 105.9 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). © n3chemcom 2026. Produced for GL&CO Estate Agents. REF: 1420006

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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