



Price Range £825,000 - £850,000

Silver Wood, West Chilmington



## Silver Wood, West Chiltington RH20 2NG

Chain free and ready to move into, this four / five bedroom detached bungalow offers single storey living within the very desirable village of West Chiltington. There are wonderful walks from the front door, including into Monkmead Woods just down the road. The Roundabout Hotel is close by and is a lovely place to enjoy drinks or a meal with family and friends. There are a few shops in the village, plus two country pubs, a couple of vineyards, two post office counters and the primary school. There are tennis and cricket clubs and a very active village hall. Storrington and Pulborough are only a couple of miles or drive away, with all local amenities within easy reach. The mainline railway station at Pulborough has direct routes to London and Gatwick.

The welcoming hallway features beautiful arched doorways to all rooms leading off, including a good sized breakfast kitchen room, plus some useful storage cupboards. There are three reception rooms and all four bedrooms will take a double. The main bedroom has a large ensuite bathroom, the others share a shower room off the hall. Outside, there's a detached double garage, to the rear of which is an annexe room with ensuite shower. The current owners have previously used this as a bedroom for a grown up child but it would also make a wonderful "work from home" space, with it's own entrance and gated access to the sweeping driveway.

Standing in a mature plot, the property sits back slightly from the road and the rear garden offers a really good amount of peace and seclusion. A timber summerhouse looks out across the lawn to the bungalow and there's plenty of space for children to play or for adults to relax or entertain.





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Approximate Area = 1669 sq ft / 155 sq m  
 Annexe = 161 sq ft / 14.9 sq m  
 Garage = 364 sq ft / 33.8 sq m  
 Outbuilding = 46 sq ft / 4.2 sq m  
 Total = 2240 sq ft / 208 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©inchcom 2025. Prepared for Lundy-Lester Ltd REF: 1405017

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## 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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