



Hollycroft, Nyetimber Copse, West Chiltington, West Sussex RH20 2NE



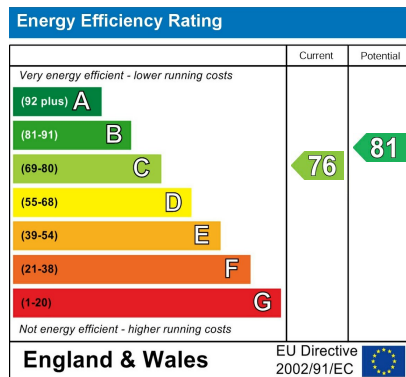


# Hollycroft, Nyetimber Copse, West Chiltington, West Sussex RH20 2NE

Guide Price £1,000,000 Freehold



- BEAUTIFUL LANDSCAPED GARDENS
- OFF ROAD PARKING
- INTEGRAL DOUBLE GARAGE
- NO ONWARD CHAIN
- FOUR BEDROOM DETACHED REFURBISHED PROPERTY
- EXTREMELY WELL PRESENTED
- QUIET PRIVATE NO THROUGH RESIDENTIAL DEVELOPMENT



## Accommodation

Spacious entrance hall \* Ground floor WC \* Study \* Modern fitted kitchen \* Breakfast room \* Separate utility room \* Generous sitting room \* Separate dining room \* Four first floor bedrooms \* Ensuite to principal bedroom \* Family bathroom \* Integral double garage \* Off road parking \* Landscaped front and rear gardens \* Popular village location \* Private no through road \* Chain free \* Ready for immediate occupation \* EPC rating C \*

## Directions

What3words:///rockets.appraised.protests

## The Property

The property is entered via a light and spacious entrance hall with with solid wood flooring, built in under stair storage and access to ground floor cloak room. There is also access directly off the entrance hall to the well appointed study, ideal for home working. To the left of the entrance hall a door leads through to the spacious south facing sitting room with large bay window, built in shelves and storage and feature fireplace. From here a door to the rear of the sitting room leads through to the double aspect dining room with solid wood flooring, double doors leading out onto rear patio and further door through to the kitchen. From the rear of the entrance hall a door leads through to a modern re-fitted kitchen with matching base and wall mounted units, granite worktops, built in appliances and gas hob with extractor fan over. Thereafter you move into the breakfast room with built in storage and shelving and window and door to rear garden. To the right of the breakfast room a door leads through to large utility room with space and plumbing for washing machine and dryer, matching base and wall mounted units, granite worktops and one and half bowl sink and drainer. A further door leads through to an incredibly well appointed integral double garage with electric roller door, built in storage, plumbed butler sink and painted floor, ideal for car enthusiasts or for use as a workshop or storage.

The first floor accommodation is accessed via a wood and glass staircase leading you to the first floor landing with window overlooking the beautifully landscaped rear gardens, airing cupboard and access to boarded loft space. To the right of the landing there is access to the well-appointed triple aspect principal bedroom suite with built in double wardrobes and views towards the South Downs National Park and door to en-suite shower room with walk-in double shower cubicle, tiled floor, wash and basin with vanity unit under and low level WC. There are three further double bedrooms, two to the front, both with built in wardrobes and bedroom four has built in storage and views over rear landscaped gardens. A further family shower room completes in the internal accommodation.

## Outside

The property is set in a very popular quiet, no through residential development within the charming village of West Chiltington. There is a level lawned front garden with flower and shrub beds and post and rail fence and large off road parking area with access to integral double garage. To the side there is access to the stunning recently re-designed terraced landscaped gardens with box hedged level lawns interspersed with well stocked shrub and flower beds and paths leading to paved greenhouse area, garden shed and seating area designed to catch the evening sun. Mature trees screen the rear boundary of this delightful outdoor space, ideal for keen gardeners.



To arrange a viewing call us on 01903 742354 or email [enquiries@glproperty.co.uk](mailto:enquiries@glproperty.co.uk)

View online at [www.glproperty.co.uk](http://www.glproperty.co.uk)



## 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.

## 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 harbours with extensive walking and riding facilities close-by and on the South Downs National Park. There is also a large RSPB Nature Reserve at Wiggonholt Brooks between Pulborough and Storrington.

## Services

All mains are connected. According to Ofcom for this address Ultrafast broadband is available. Highest download speed is 1800 Mbps.

## Council Tax

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

## In The Know

Not all of our properties are available online. For further information on our 'In the Know' selection, please give us a call on 01903 742354.

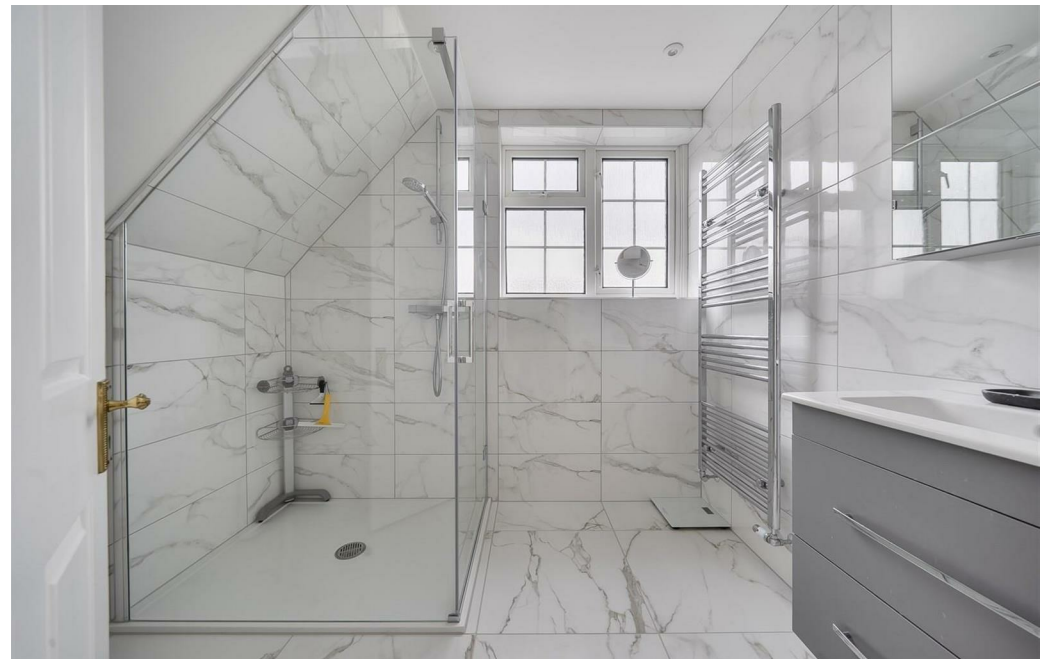
## Viewing

Viewing strictly by appointment through GL & Co. 01903 742354 or email: [enquiries@glproperty.co.uk](mailto:enquiries@glproperty.co.uk)

## Disclaimer

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, GL & Co. Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.





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Approximate Area = 2101 sq ft / 195.1 sq m

Limited Use Area(s) = 33 sq ft / 3 sq m

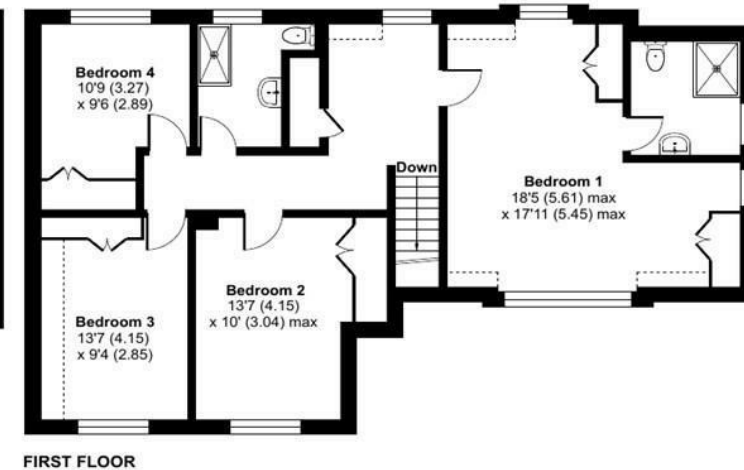
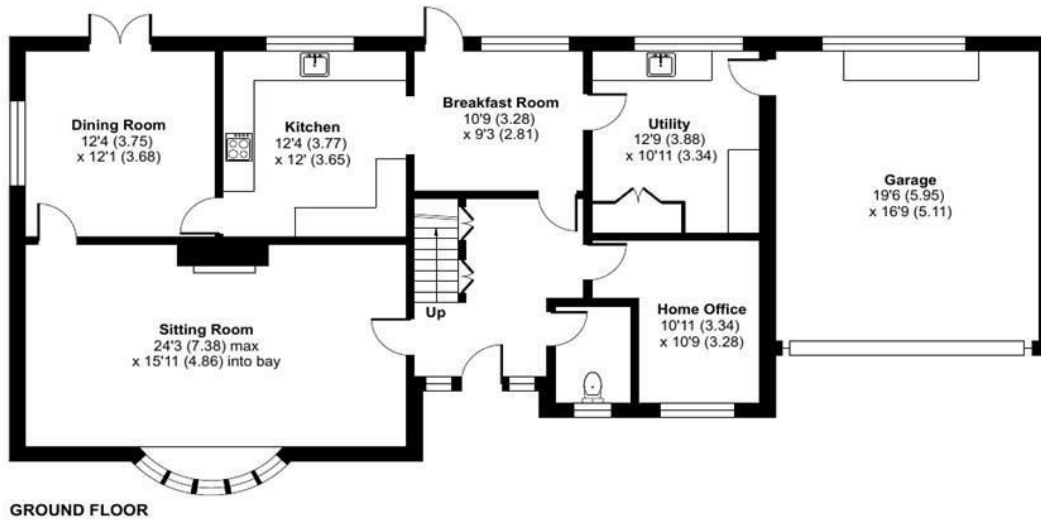
Garage = 327 sq ft / 30.3 sq m

Total = 2461 sq ft / 228.4 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). © nñchecom 2026. Produced for GL&CO Estate Agents. REF: 1426197

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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