



Price Range £1m - £1.05m

Lordings Lane, West Chilmington



Lordings Lane, West Chiltington RH20 2QU

Set along a lovely semi-rural lane towards the edge of the village, this detached, extended four bedroom property offers a warm and welcoming feel with flexible accommodation set over two floors. The mature garden offers a good degree of seclusion, with a number of patio seating areas and a lawn perfect for children to play on. The reception rooms include a study which overlooks the garden, ideal for working from home. The sociable living room with central oak beam has a large feature fireplace, plus French doors opening onto a courtyard. The separate dining room with open fire means this is a lovely home from which to entertain family and friends. The breakfast kitchen opens onto a suntrap patio, with pedestrian access to the gravelled driveway and the double garage. All four bedrooms are doubles, the main bedroom featuring an ensuite bathroom and a dressing area.

Commuters will appreciate the easy access to London and Gatwick from Pulborough mainline railway station, approximately three and a half miles away. There is a lovely, friendly primary school in West Chiltington, with older children catching a school bus to either The Weald or Steyning Grammar. Within walking distance are a couple of pubs, the village shop with post office counter, an excellent butchers and The Roundabout Hotel with restaurant.

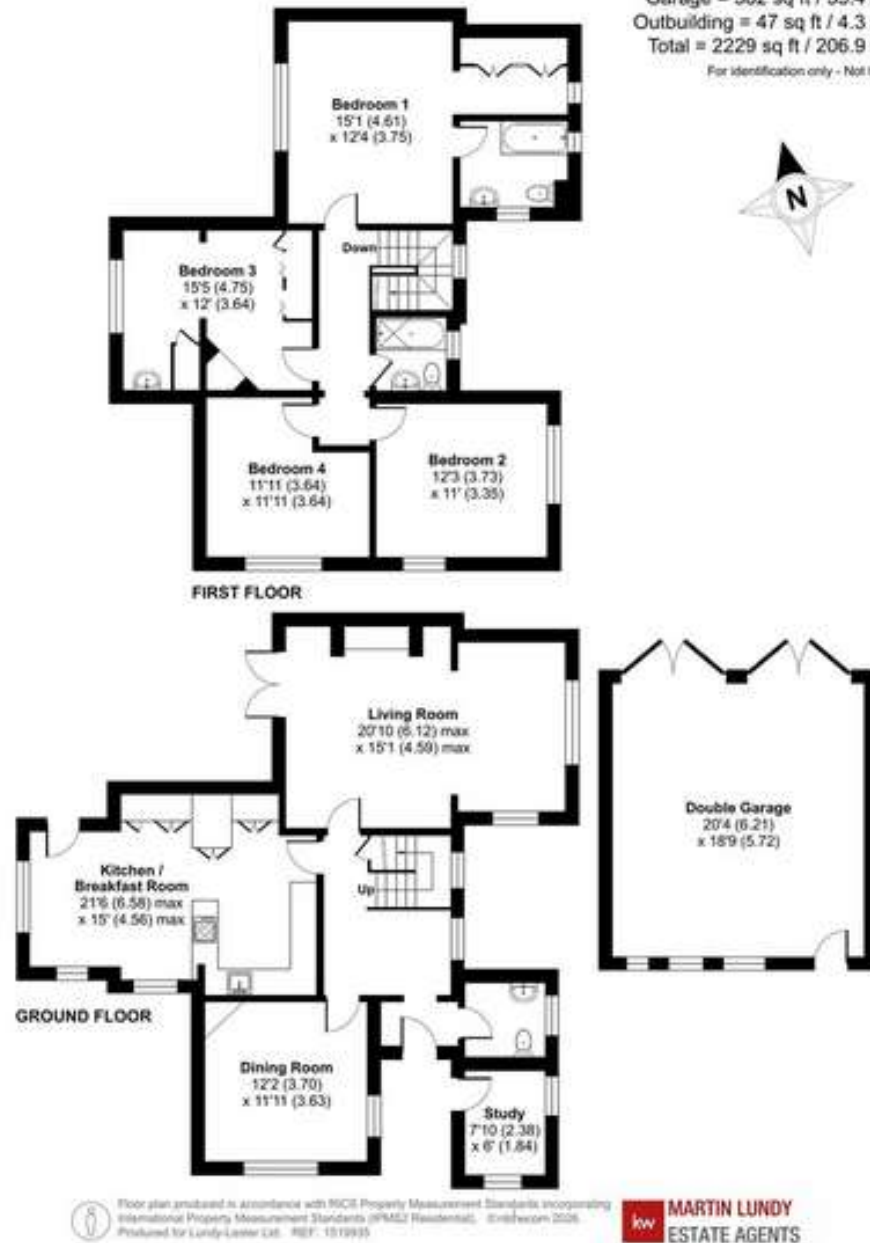
There are plenty of shops, country pubs and eateries within a few minutes drive, with medical centres at both Pulborough and nearby Storrington villages, the latter featuring a Waitrose supermarket.





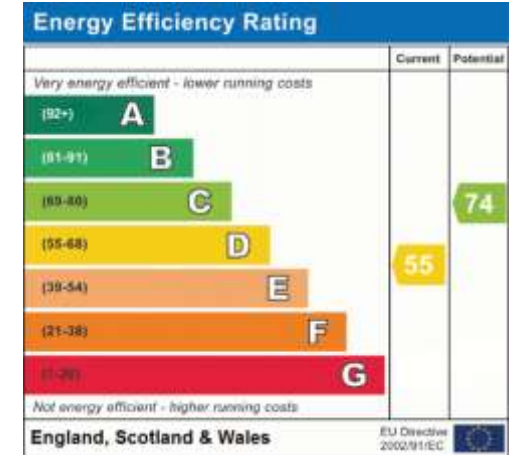
Lordings Lane, West Chilton, RH20

Approximate Area = 1800 sq ft / 167.2 sq m
 Garage = 382 sq ft / 35.4 sq m
 Outbuilding = 47 sq ft / 4.3 sq m
 Total = 2229 sq ft / 206.9 sq m
 For identification only - Not to scale



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.



kw MARTIN LUNDY
ESTATE AGENTS

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.