



Honeysuckle Cottage | Sunset Lane | West Chiltington | RH20 2PB



Honeysuckle Cottage

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£1,595,000

A substantial detached Wells cottage, having been skillfully extended and re-modernised by its current owners. Beautifully set within 0.82 of an acre within this secluded plot in this highly regarded private lane. Internally accommodation extends to 3169sqft comprising: entrance hall with oak flooring, dual aspect sitting room with wood burner, dining room, family room, superb bespoke fitted kitchen/breakfast room, utility room, study, four double bedrooms with en-suite to main bedroom and dressing room, bedroom two with en-suite and balcony and a family bathroom. Outside, there is extensive parking accessed via an automatic five bar gate leading to a detached double garage and workshop with beautiful secluded south aspect gardens and terrace.

- Substantial Wells cottage
- Skillfully extended with 3169sqft
- Highly regarded private lane
- Occupying 0.82 of an acre
- Entrance Hall with Oak Flooring
- Dual aspect Sitting Room with woodburner
- Dining Room
- Family Room
- Bespoke fitted Kitchen/Breakfast Room
- Study
- Utility Room
- En-suite to Bedroom 1 & Dressing room
- En-suite to Bedroom 2 and Balcony
- Family Bathroom
- Detached Double Garage and workshop
- Beautifully south facing gardens and terrace





Gabled Entrance Porch Solid oak front door to:

Reception Hall Oak flooring, radiator.

Dual Aspect Sitting Room 29' 11" into bay" x 11' 4" (9.12m x 3.45m) Dual aspect room with feature circular bay, feature cast iron wood burner with exposed brick surround, hearth and oak mantel, two radiators, built-in storage cupboard.

Dining Room 24' 1" x 12' 8" into bay" (7.34m x 3.86m) Feature cast iron wood burning stove with exposed brick surround and oak mantel with built-in oak storage cupboards either side, exposed oak ceiling beam, radiator, double glazed leaded light French doors leading to gardens.

Family Room 19' 7" x 10' 3" (5.97m x 3.12m) Dual aspect double glazed windows, radiator, exposed oak ceiling beam.

Study 11' 11" x 10' 6" (3.63m x 3.2m) Dual aspect double glazed leaded light windows, radiator.

Open Plan Kitchen/Breakfast Room 24' 7" into bay" x 17' 9" maximum" (7.49m x 5.41m) Dual aspect bespoke fitted kitchen, range of 'Silestone' working surfaces with inset one and a half bowl inset sink with swan neck mixer tap, built-in integrated 'Bosch' fan assisted oven and grill with inset 'NEFF' four ring Induction hob, integrated dishwasher, Aga oven, travertine

tiled flooring, French doors leading to terrace and gardens, walk-in shelved larder cupboard.

Utility Room 10' 8" x 9' 11" (3.25m x 3.02m) Inset sink with 'Silestone' working surface with built-in storage cupboards housing 'Worcester' boiler.

Ground Floor Cloakroom Low level flush w.c., wall-mounted wash hand basin, porcelain tiled flooring, double glazed leaded light door to side garden.

Stairs to:

First Floor Landing Access to loft space.

Inner Hallway Leading to:

Master Bedroom 17' 7" x 15' 11" (5.36m x 4.85m) Dual aspect room, feature vaulted ceiling with feature port hole window, exposed oak beams, leaded light double glazed windows, free-standing bath with central chrome tap, walk-in wardrobe with built-in shelving and hanging space, door to:

En-Suite Shower Room Walk-in double shower with glass and chrome screen and overhead soaker, w.c., twin enamel wash hand basin with monobloc taps and toiletries drawer under, fully tiled walls, tiled flooring.

Bedroom Two 16' 8" x 11' 4" maximum" (5.08m x 3.45m) Feature exposed brick fireplace, radiator, dual aspect with double glazed French doors leading to feature circular south west aspect balcony, door to:

En-Suite Shower Room Large walk-in shower with sliding glass and chrome screen and overhead soaker and massaging jets, inset wash hand basin with toiletries cupboards under and monobloc tap, w.c., fully tiled walls, heated chrome towel rail.

Bedroom Three 16' 4" maximum" x 13' 9" to bays" (4.98m x 4.19m) Dual aspect, double glazed leaded light windows, radiator, built-in wardrobe cupboards.

Bedroom Four 12' 3" x 10' 5" (3.73m x 3.18m) Dual aspect leaded light double glazed windows, radiator.

Family Bathroom Inset bath with monobloc central tap, inset wash hand basin with toiletries cupboards under, separate enclosed shower with semi-circular screen and overhead soaker, w.c., tiled flooring, heated chrome towel rail.

Outside

Parking Accessed via automatic five bar wooden security gate, leading to extensive gravelled parking area for several vehicles, leading to:

Detached Double Garage and Adjoining Workshop 19' 8" x 18' 8" (5.99m x 5.69m) Automatic roller doors, power and light. Workshop area: 17'2 x 8'

Gardens Beautiful south aspect grounds occupying 0.821 of an acre with steps down to sunken garden and paved patio, enclosed by rockery and stone walling, extensive lawned areas with large paved stone terrace, attractive shaped flower and shrub borders, storage shed, screened by mature trees and shrubs offering a high degree of seclusion.



EPC Rating: Band D.



Sunset Lane, West Chiltington, Pulborough, RH20

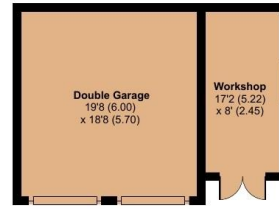
Approximate Area = 3169 sq ft / 294.4 sq m

Garage = 368 sq ft / 34.1 sq m

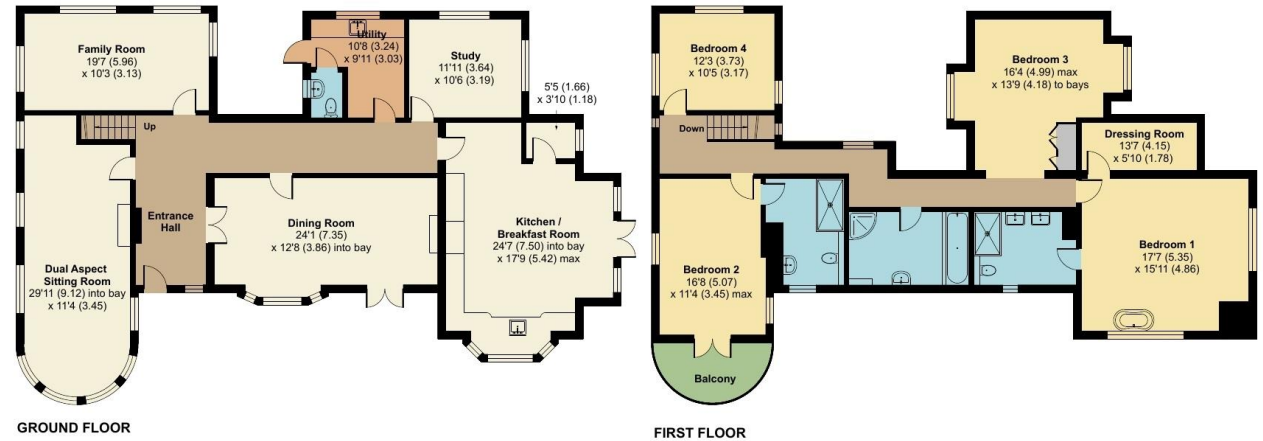
Outbuilding = 138 sq ft / 12.8 sq m

Total = 3675 sq ft / 341.3 sq m

For identification only - Not to scale



GARAGE / OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Fowlers Estate Agents. REF: 1281487



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