



Upperton, Southlands Lane, West Chiltington, West Sussex RH20 2JU





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Guide Price £750,000



- THREE BEDROOM DETACHED PROPERTY
- SEMI-RURAL LOCATION
- PLOT MEASURING 1.35 OF AN ACRE
- DETACHED DOUBLE GARAGE
- NO ONWARD CHAIN
- STUNNING VIEWS

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

ACCOMMODATION \* Entrance hall \* Kitchen/breakfast room \* Separate utility room \* Sitting room \* Drawing room \* Ground floor shower room \* Three first floor bedrooms \* Family bathroom \* Detached double garage \* Off road parking \* Plot measuring 1.35 of an acre \* Stunning views \* EPC rating E \*

DIRECTIONS What3words///sorry.provide.represent

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 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.

DESCRIPTION The property is entered via a covered storm porch leading into the entrance hall with under stair storage cupboard and turning staircase. Straight ahead, double doors lead through to the spacious triple aspect living/dining room with parquet flooring, brick built feature fire place, lovely views towards the South Down National Park, and double doors leading out onto the raised decking area. To the left of the entrance hall there is a large kitchen/diner with matching base and wall mounted units, space for kitchen table, door through to separate utility to one side and a ground floor WC/shower room to the other side. To the far end of the ground floor there is a spacious double aspect family room, again with lovely views over the gardens and grounds and countryside and South Downs National Park beyond. There are also double doors leading directly onto the south facing rear garden and decked seating area. To the first floor there are three bedrooms all with built in storage and views over gardens and grounds. To complete the internal accommodation there is a family bathroom with panel bath, pedestal wash hand basin and low level WC.

## Other Item/Description

- Reception 1
- Reception 2
- Kitchen
- Bedroom 1
- Bedroom 2
- Bedroom 3



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## Bathroom

**OUTSIDE** The property is set in a semi-rural location situated on the outskirts of the popular village of West Chiltington. Approached via a long driveway leading down to the property with off road parking area and access to the detached double garage. From here, a gate leads through to the formal grounds which are mainly laid to lawn with raised decking area enjoying a Southerly aspect and views towards the South Downs National Park in the distance. To the side of the formal grounds there is a large wilding area interspersed with and orchard with fruit trees of various varieties.

## Garden

**SERVICES** Oil fired heating and private drainage. 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

## Environmental Impact (co2) Rating

**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** Strictly by appointment: 01903 742354

**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.

**NOTES** 1. All measurements shown in these particulars are approximate. 2. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check information. Do so, particularly if you are contemplating travelling some distance to view the property. 3. The mention of any appliance and/or services in these particulars does not imply that they are in full and efficient working order. GL & Co Estate Agents., for the vendor property whose agents they are, give notice that: 1. the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2. no person in the employment of or agent of or consultant to GL & Co. has any representation or warranty whatever in relation to this property.

## Floorplan

3 bed property available in West Chiltington (61938)-?750,000, please call GL & Co on 01903 742354

<https://player.vimeo.com/video/1171008023?h=0ebe154d01>

Coming to the market for the first time in approximately forty years, this three bedroom timber framed detached property with detached double garage also offers a generous plot of 1.35 acres and lovely views towards the South Downs National Park.





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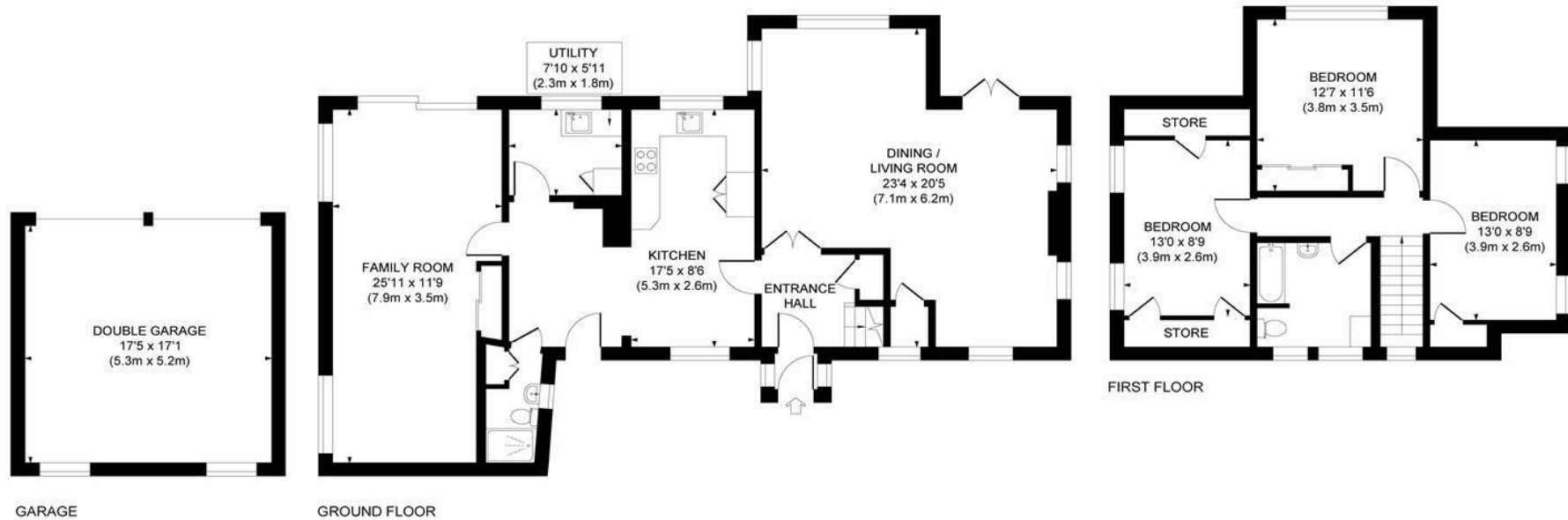


**Approximate Gross Internal Area**

Main House 1638 sq. ft / 152.20 sq. m

Garage 297 sq. ft / 27.56 sq. m

Total 1935 sq. ft / 179.76 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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