



PEAR
PROPERTIES

Mill Lane, West Chiltington
Pulborough

Guide Price £800,000



Mill Lane

West Chiltington, Pulborough

Charming detached four-bed cottage in peaceful countryside. Features period details, spacious living, double garage, large gardens, summerhouse, and modern updates. Rural yet close to amenities.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Charming Detached Cottage Brimming with Character
- Generous Living Room Featuring Inglenook Fireplace and Exposed Beams
- Detached Double Garage With Parking To The Front & Upper Level Ideal For Storage Or Office Space
- Four Well Proportioned Bedrooms
- Well Equipped Kitchen With New Worktops, Dining Area, Separate Utility Room and Ground Floor WC
- Versatile Entrance Room Offering A Range Of Potential Uses
- Set Within A Generous Plot With Well Maintained Gardens And Patio Areas To Three Sides
- Large Outbuilding Ideal For Home Gym, Office Or Additional Workspace
- Peaceful Countryside Setting At The End Of Private Lane
- New Roof Installed In 2026 With 10 Year Guarantee



Entrance Porch

Solid wood front door in to porch, further front door in to entrance reception room.

Entrance Reception Room

12' 1" x 13' 3" (3.68m x 4.04m)

A spacious entrance reception room with exposed beams and stairway leading to first floor.

Living Room

12' 1" x 13' 11" (3.68m x 4.23m)

Spacious living room with exposed beams and inglenook fireplace.

Second Reception Room

8' 4" x 9' 7" (2.53m x 2.92m)

A second reception room/ study area on the ground floor.

Utility Room

6' 0" x 13' 5" (1.84m x 4.08m)

Utility room with bash units, sink and space for appliances. Door with access to garden and separate WC.

WC

6' 1" x 2' 9" (1.85m x 0.85m)

Downstairs WC with hand wash basin, located next to the utility room.

Kitchen

15' 5" x 11' 11" (4.69m x 3.63m)

A spacious kitchen featuring a variety of wall and base units, with ample room for a dining table and chairs.

Bedroom One

12' 1" x 11' 3" (3.69m x 3.43m)

Double bedroom with space for wardrobes overlooking rear garden.

Bedroom Three

8' 4" x 13' 11" (2.55m x 4.25m)

Double bedroom with recess with shelving.



Bedroom Two

8' 8" x 13' 3" (2.63m x 4.03m)

A further double bedroom with space for wardrobes.

Bedroom Four

8' 4" x 9' 6" (2.54m x 2.90m)

A small double bedroom with brick window seal.

Bathroom

6' 1" x 9' 7" (1.85m x 2.91m)

Partially tiled bathroom, comprising bath with over bath shower, WC, hand wash basin, heated towel rail and storage cupboard.

Gym

18' 9" x 8' 11" (5.71m x 2.73m)

The outbuilding, currently used as a gym, provides versatile space ideal for hobbies or a home office, with direct access to the patio area.

Garden

A charming front garden with a pathway leading to the front door, which extends around the side of the cottage to a spacious lawn and patio area. The garden also includes a spacious summerhouse, currently used as a gym, and offers convenient access to the double garage.

DOUBLE GARAGE

2 Parking Spaces

OFF STREET

6 Parking Spaces

DRIVEWAY

6 Parking Spaces





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2



Ground Floor Building 3



Approximate total area⁽¹⁾

200.93 m²

2162.79 ft²

Reduced headroom

9.18 m²

98.79 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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