

Carpe Diem, Crossways Park, West Chiltington, West Sussex RH20 2QZ

GL & CO ESTATE AGENTS

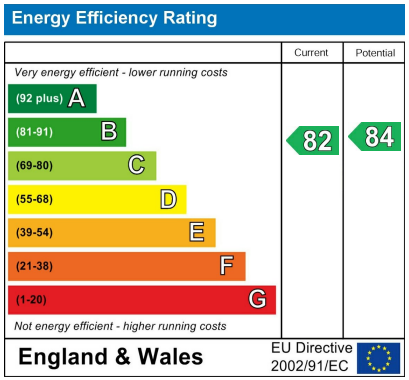


Carpe Diem, Crossways Park,
West Chiltington, West Sussex RH20 2QZ

£1,595,000 Freehold

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- SPECTACULAR PANORAMIC VIEWS
- DETACHED DOUBLE BAY CAR PORT AND GARAGE
- PRIVATE NO THROUGH LOCATION, GATED ENTRANCE
- VERSATILE ACCOMMODATION
- GENEROUS GARDENS
- SOLAR PANELS - TESLA BATTERY
- PLOT MEASURING 0.78 OF AN ACRE



DIRECTIONS

What3words///imparting.round.dares

THE PROPERTY

'It's all in the views'. Outstanding and uninterrupted panoramic views of the South Downs National Park. The property is entered via a light and spacious entrance hall with a large floor to ceiling window allowing plenty of available light, with tiled under floor heating, alarm panel, large cloaks cupboard and ground floor cloakroom. There is also access to a separate utility room.

Straight ahead, double doors lead through to a generous sitting room with solid oak flooring, stand alone wood burning stove, built-in storage and shelving, and ornate cornicing. Thereafter are three large sliding glass panels specifically designed to take in the stunning views offered by the property. From here a further set of double doors lead through the extremely well appointed kitchen/breakfast room with modern matching wall and base mounted units, built- in appliances and an island with induction hob and extractor fan above. This spacious living area also offers room for a large dining area and sofas, with further sliding doors leading out onto the generous south facing terrace and wonderful views beyond. Off the kitchen a door leads through to the day room with continuous under floor heated tiled flooring, further wood burning stove, extensive built in storage cupboards and sliding doors leading out onto the terrace. This room has a myriad of uses and would be ideal as a home gym or office.

To the far end of the entrance hall there is access to a ground floor bedroom suite with en-suite shower room, which offers versatile sleeping accommodation and future proofing. Off the ground floor bedroom there is another room currently used as a home office also enjoying further views.

A floating wooden staircase from the entrance hall takes you to the first floor landing leading to a large guest suite to one end and two further double bedrooms, which are serviced by a modern family bathroom. There is a stunning principal bedroom suite with solid oak flooring, extensive built-in wardrobes and storage. and a beautifully appointed en-suite bath and shower room. The stand-alone bed is sat in the middle of the room looking directly through the bank floor to ceiling windows taking in the stunning panoramic views of the South Downs National Park. This view from an elevated position has to be one of the finest in the whole of West Sussex and is a joy to behold.

OUTSIDE

This modern and extremely well presented five-bedroom detached property offers versatile accommodation set in a generous, elevated plot with triple bay carport and garage with one of the finest views in West Sussex. The property is situated in one of the premier locations within the popular village of West Chiltington. Set in a quiet, elevated position at the end of the private no through development in a plot of just under an acre, the property is accessed via an electrically gated entrance with a long sweeping driveway leading up to a large private parking area, with access to the detached triple car bay.

To the rear of the property, steps lead onto a large level lawn (approx. 1/3 of an acre) screened by an established planted boundary and mature trees offering a great deal of privacy. However, the real star of the show is the stunning front landscaped terraced south facing gardens, once again with well screened mature hedging borders, interspersed with mature shrub and flower beds. The extensive decked area makes a perfect viewing platform for simply one of the finest panoramic views West Sussex has to offer. Looking down over the gardens and a sea of treetops beyond, the south facing view extends all the way to the glorious South Downs National Park with all its natural beauty, a true joy to behold.









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 Wiggonholt Brooks between Pulborough and Storrington.

COUNCIL TAX

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

SERVICES

All mains services are connected.

Solar panels with TESLA battery storage system generate approximately £250 per month during the summer months whilst also reducing electricity bills to zero in peak months. Gas fired heating. Zoned under floor heating.

According to Ofcom for this address Superfast broadband is available.
Highest download speed is 80 Mbps.

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 through GL & Co. Telephone: 01903 742354 or email: enquiries@glproperty.co.uk

Agents Note

Some of these photos may have been seasonally adjusted using AI.















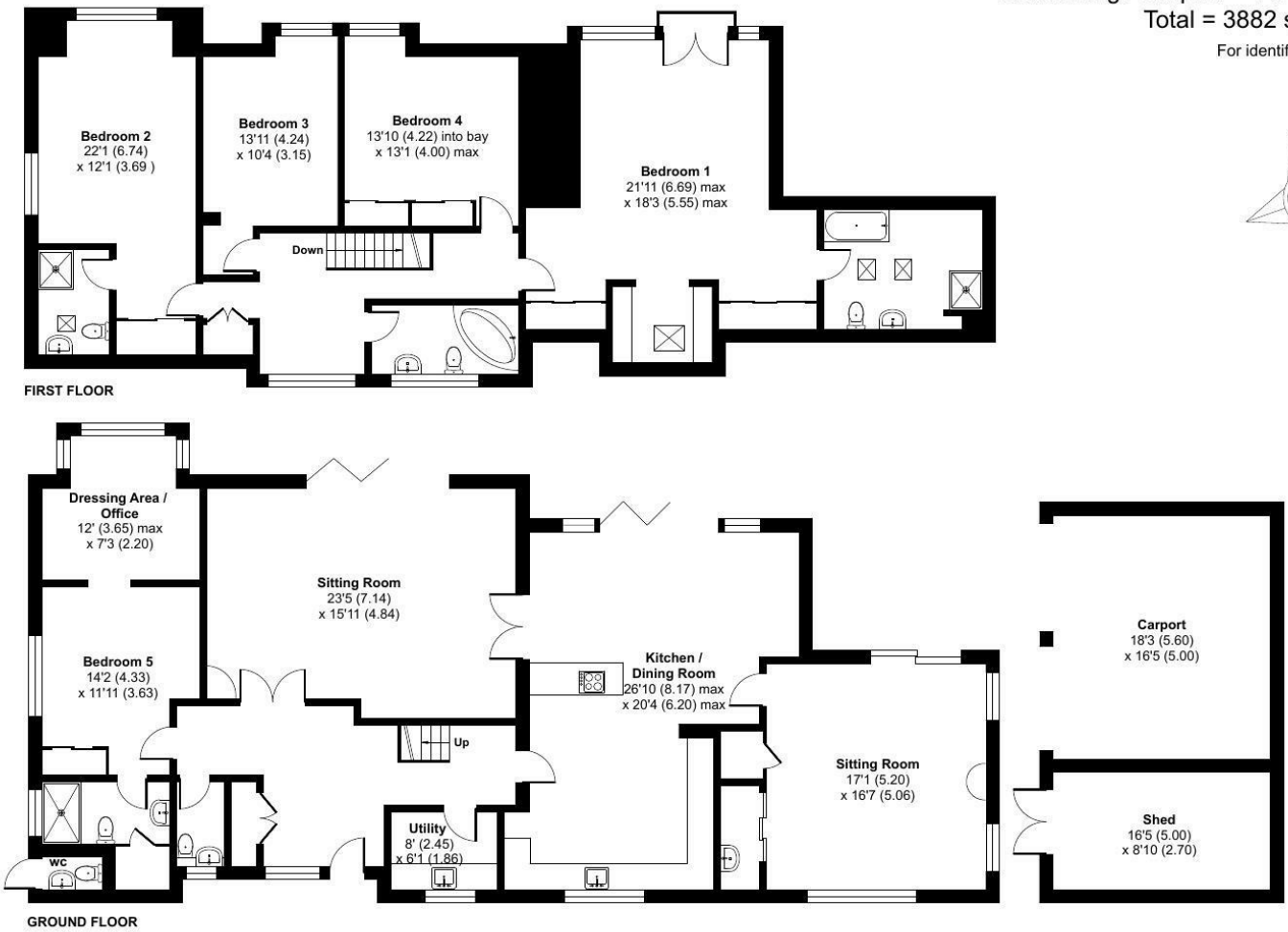






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Approximate Area = 3435 sq ft / 319.1 sq m (excludes WC)
Outbuilding / Carport = 447 sq ft / 41.5 sq m
Total = 3882 sq ft / 360.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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