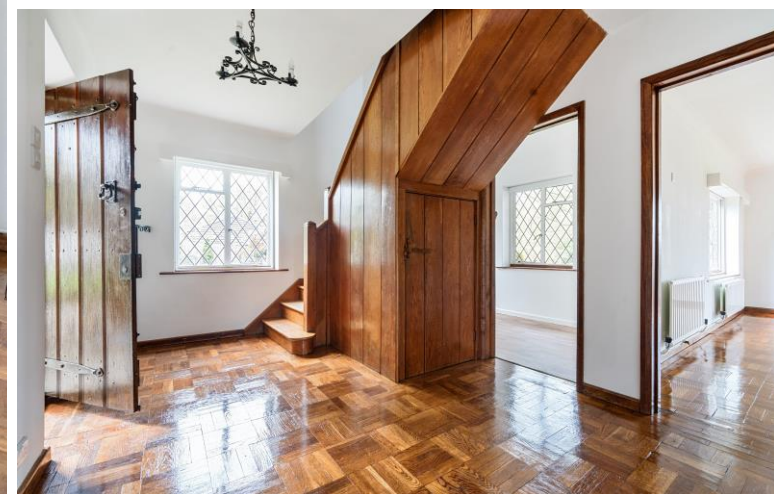




Haglands Farm | Haglands Copse | West Chiltington | RH20 2QW

 **FOWLERS**
ESTATE AGENTS



Haglands Farm

Haglands Copse | West Chiltington | West Sussex | RH20 2QW

GUIDE PRICE £850,000

An attractive former farmhouse constructed by local builders 'Carver' circa 1950's, situated within this highly regarded location occupying just under half an acre, set within beautiful landscaped gardens. Internally, the accommodation comprises: triple aspect sitting room with open fireplace and French doors leading to a terrace offering views out over the gardens and towards the open countryside, dining room with open fireplace, study, kitchen/breakfast room, three double bedrooms and a family bathroom. Outside, the property is approached via a private driveway with extensive parking area.

- Detached Farmhouse
- Occupying just under half an acre
- Three Double Bedrooms
- Many original Features
- Entrance Hall
- Triple aspect Sitting Room
- Dining Room
- Study
- Kitchen/Breakfast Room
- Family Bathroom
- Gas Central Heating
- Outlook towards open countryside
- Beautiful Landscaped Gardens
- Extensive Driveway Parking
- No Forward Chain
- Viewing Recommended





Part Covered Entrance

Porch Solid oak front door, with attached Loggia and door to gardeners w.c., leading to:

Entrance Hall Parquet flooring, radiator, understairs storage cupboard, secondary glazed leaded light window.

Triple Aspect Sitting Room

18' 0" x 15' 8" (5.49m x 4.78m) Views across the garden and towards the South Downs, parquet flooring, feature open brick fireplace with oak mantel, three radiators, leaded light windows, casement doors leading to terrace and gardens.

Dining Room 17' 4" x 16'

4" (5.28m x 4.98m) Triple aspect room, leaded light windows, two radiators, feature open brick fireplace (not operational – boiler use only), casement doors leading to covered verandah area, built-in shelved storage cupboard.

Kitchen/Breakfast Room

15' 0" x 12' 2" (4.57m x 3.71m) Range of wall and base units, stainless steel twin bowl single drainer sink unit, range of laminate working surfaces, free-standing boiler, inset four ring gas hob with extractor over, built-in 'Indesit' fan assisted electric oven and separate grill, space and plumbing for washing machine, large walk-in shelved larder cupboard, door leading to:

Outer Utility Area Door leading to gardens.

Study 9' 8" x 7' 2" (2.95m x 2.18m) Radiator.

Stairs to:

First Floor Landing Access to loft space, radiator.

Bedroom One 18' 0" x 16'

0" (5.49m x 4.88m) Triple aspect room with delightful views towards open countryside, built-in eaves storage cupboards, two radiators.

Bedroom Two 18' 8 into

bay" x 13' 11" (5.69m x 4.24m) Radiator, leaded light windows, built-in eaves storage cupboard.

Bedroom Three 15' 0" x 12'

4" (4.57m x 3.76m) Two radiators, dual aspect room with leaded light windows, built-in wardrobe cupboards.

Family Bathroom

Panelled bath with fitted shower attachment, low level flush w.c., separate shower cubicle with fitted independent shower unit, pedestal wash hand basin, part tiled walls, heated chrome towel rail, linen cupboard with insulated copper cylinder.

Outside

Parking Own private driveway leading to extensive parking area.

Gardens The gardens are a feature of the property and are to all sides, occupying approximately just under half an acre, lawned areas, attractive flower and shrub borders, large south facing raised terrace area, further large lawned area, screened by hedging and ranch style fencing, various mature trees and shrubs including Camellias and Rhododendrons.

EPC Rating: Band E.



Haglands Copse, West Chiltington, Pulborough, RH20

Approximate Area = 1794 sq ft / 166.6 sq m

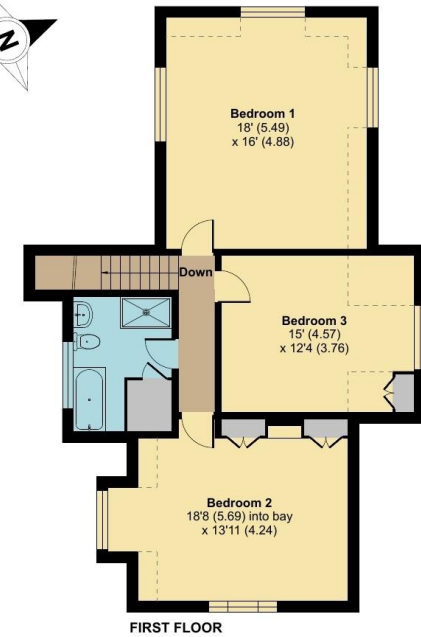
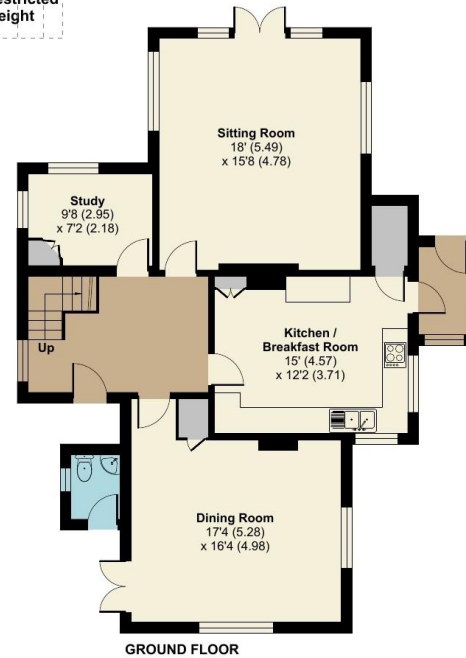
Limited Use Area(s) = 83 sq ft / 7.7 sq m

Outbuilding = 19 sq ft / 1.7 sq m

Total = 1896 sq ft / 176 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2024. Produced for Fowlers Estate Agents. REF: 1111667



*"We'll make you
feel at home..."*



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2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
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