



Chilterns Farm | West Chiltington Road | Storrington | RH20 4BP





# Chilterns Farm

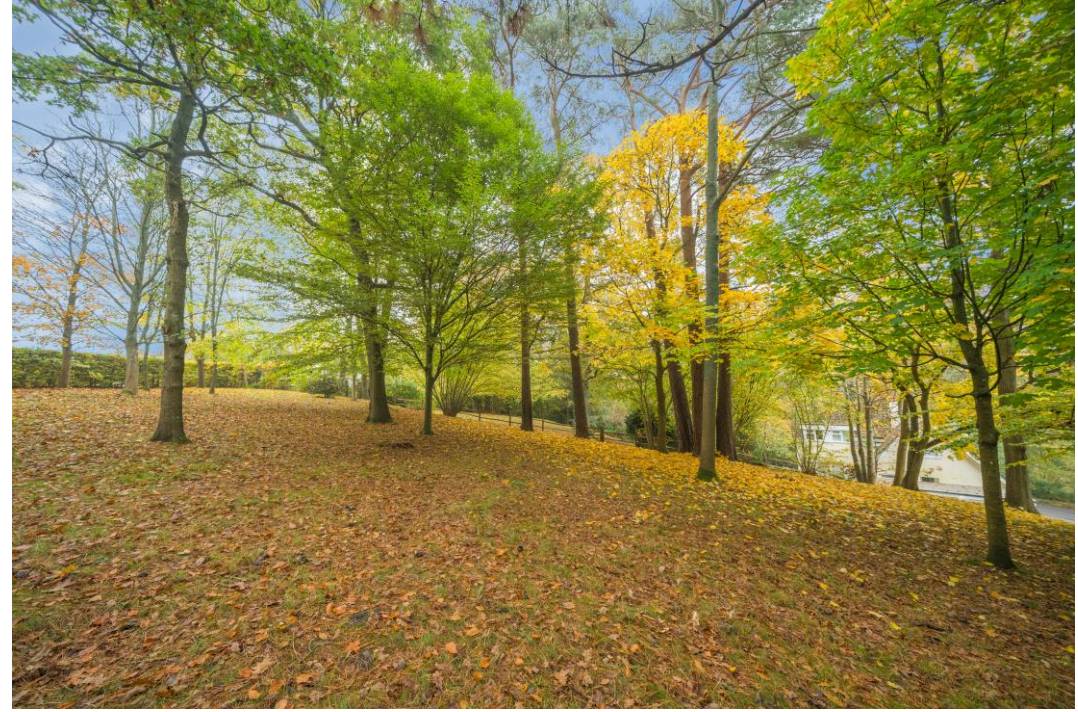
West Chiltington Road | Storrington | West Sussex | RH20 4BP

£1,299,000

(Lot 1): A substantial landmark property of Storrington delightfully located within this superb elevated position offering stunning views, set within 3.6 acres with the main residence offering potential commercial multi-use with internal accommodation for the main house, incorporating a first floor annexe extending to 6528 sqft. There is also a snooker room, original 1970's bar and entertainment area accessing the dual aspect balcony which has a spiral staircase leading outside to the terrace. Ground floor accommodation comprises: three receptions, four ground floor bedrooms, one en-suite bathroom and a family bathroom. Outside, there are beautiful landscaped gardens and terrace offering stunning views. The property is accessed via a private driveway with a two bedroom detached cottage and garage at its entrance, leading to extensive driveway parking and integral four bay detached garaging. No forward chain.

- Substantial Landmark Property
- Occupying 3.6 acres
- Incorporating 3 Bedroom 1<sup>st</sup> Floor Annexe
- Commercial Multi-use Potential
- Impressive Reception Hall with Sweeping Staircase
- Three Ground Floor Receptions
- Four Ground Floor Bedrooms with One En-suite
- Family Bathroom
- Open plan First Floor Entertainment Area
- Original 1970's Bar and Snooker Room
- Dual Aspect First Floor Balcony
- Loft Storage of 84' x 16'
- Beautiful Landscaped Gardens and Terrace
- Integral Four Bay Garage
- Extensive Parking area
- Detached Two Bedroom Cottage and Garage





**Entrance** Solid wood double doors leading to:

**Enclosed Entrance Porch** Radiator, part glazed door to:

**Reception Hall** 26' 11" x 15' 4" (8.2m x 4.67m)

**Sitting Room** 26' 5" x 15' 4" (8.05m x 4.67m) Ornamental fire surround with marble hearth and inset, sliding twin set of patio doors leading to terrace and gardens, opening to:

**Dining Room** 16' 10" x 15' 0" (5.13m x 4.57m) Dual aspect with sliding patio doors leading to terrace and gardens.

**Kitchen/Breakfast Room** 33' 3" x 9' 1" (10.13m x 2.77m) Extensive range of wall and base units, inset stainless steel one and a half bowl single drainer sink unit with range of working surfaces with inset four ring hob and hot plate with extractor over, integrated stainless steel fan assisted oven and separate grill, breakfast bar and built-in storage cupboards, dumb waiter lift, door to:

**Utility Room** 21' 4" x 6' 8" (6.5m x 2.03m) Stainless steel single drainer sink unit with space and plumbing for washing machine and tumble dryer, sliding built-in storage cupboards, door accessing garage.

**Inner Courtyard** Door to:

**Boiler Room** Housing oil fired central heating boiler.

**Walk-In Wine Cellar** 14' 0" x 6' 9" (4.27m x 2.06m)

**Ground Floor Cloakroom** Low level flush w.c., wall-mounted vanity unit, built-in sliding cloaks cupboard.

**Ground Floor Study** 15' 2" x 12' 6" (4.62m x 3.81m) Pseudo pine panelled walls, sliding French doors leading to terrace.

**Inner Hallway** Sliding built-in storage cupboards, airing cupboard.

**Ground Floor Main Bedroom** 20' 1 maximum" x 18' 1" (6.12m x 5.51m) Twin set of built-in sliding wardrobe cupboards, sliding double glazed French doors leading to wrought iron balcony, door to:

**En-Suite** Inset bath with fitted independent shower attachment, fully tiled walls, inset wash hand basin with toiletries cupboards under, radiator, bidet, low level flush w.c., separate enclosed shower with independent shower unit.

**Ground Floor Bedroom Two** 15' 2" x 12' 6" (4.62m x 3.81m) Built-in wardrobe cupboards.

**Ground Floor Bedroom Three** 15' 2" x 14' 0" (4.62m x 4.27m) Built-in wardrobe cupboards.

**Ground Floor Bedroom Four** 12' 6" x 12' 0" (3.81m x 3.66m) Built-in wardrobe cupboards.

**Bathroom** Inset bath with separate shower cubicle, inset wash hand basin, low level flush w.c., bidet.

**Impressive Aluminium Split Staircase** Impressive galleried landing with reception area and louvered folding doors leading to:

**Original 1970's Bar Area** 20' 0 maximum" x 16' 6 maximum" (6.1m x 5.03m) Opening to:

**Entertainment Area** 26' 2" x 17' 5" (7.98m x 5.31m) Radiators, patio with wrought iron balcony and external spiral staircase leading to large terrace overlooking gardens.

**Second Reception Area/Snooker Room** 29' 5" x 23' 0 maximum" (8.97m x 7.01m) Large padded seating area, door accessing:

**Bedroom/Games Room** 15' 8" x 13' 6" (4.78m x 4.11m) Built-in wardrobe cupboards, walk-in eaves storage area, access to loft space which measures 84' x 16', double glazed windows.

**First Floor Cloakroom** Low level flush w.c., wash hand basin.

**First Floor Cloakroom** (Non-functional)

**Inner Hallway** Cupboard opening to dumb waiter lift, walk-in storage area, door accessing:

#### SEPARATE WING OF THE PROPERTY/ANNEXE

**Sitting Room** 21' 4" x 12' 0 maximum" (6.5m x 3.66m) Radiator, double glazed windows.

**Kitchen** 10' 4" x 7' 6" (3.15m x 2.29m) Range of pine base and wall units, built-in fan assisted electric oven and four ring hob with extractor over, space and plumbing for washing machine, double glazed window.

**Bedroom One** 17' 5" x 12' 0" (5.31m x 3.66m) Radiator, double glazed window.

**Bedroom Two** 12' 8" x 9' 10" (3.86m x 3m) Radiator, double glazed window.

**Reception Room/Dining Room/Bedroom** Three 10' 3" x 9' 10" (3.12m x 3m) Radiator, double glazed window.

**Bathroom** Panelled bath with fitted shower attachment, pedestal wash hand basin.

**Separate WC** Low level flush.

**Stairway** Leading down to:

**Self-Contained Ground Floor Entrance** Understairs storage and storage cupboard.

#### **Outside**

**Four Bay Integral Garage** 37' 1" x 21' 0" (11.3m x 6.4m) Automatic up and over doors, with rear single garage door opening onto gardens, power and light, housing electric meters.

**Private Driveway** Leading to extensive parking area with overall grounds extending to 3.6 acres, steps up to:

**Area of Woodland Gardens** Mature trees and shrubbery, screened by hedging.

**South Aspect Landscaped Front Garden** Feature paved stone terrace with delightful outlook over gardens and landscaped ornamental rockery and pond, further side terrace with stairs accessing balcony.

#### SEPARATE DETACHED COTTAGE

(Keepers Cottage) Located at the front of the driveway.

**Entrance** Double glazed front door to:

**Entrance Hall** Walk-in understairs storage cupboard, radiator, electric meters.

**Kitchen** 9' 2" x 7' 0" (2.79m x 2.13m) Range of wall and base units with stainless steel single drainer sink unit, laminate working surfaces, space for cooker.

**Ground Floor Shower Room** Low level flush w.c., pedestal wash hand basin, separate enclosed shower cubicle with wall-mounted boiler.

**Sitting Room/Dining Room** 32' 5 maximum" x 14' 8 maximum" (9.88m x 4.47m) Feature stone open fireplace, three radiators, sliding double glazed doors leading to Juliet balcony, sliding double glazed doors leading to patio and gardens.

**Stairs to:**

**First Floor Landing**

**Main Bedroom** 24' 1 maximum" x 10' 9 maximum" (7.34m x 3.28m) Triple aspect with double glazed windows, door leading to:

**En-Suite Bathroom** Panelled bath, pedestal wash hand basin, low level flush w.c., fully enclosed shower cubicle, built-in shelved linen cupboard.

**Bedroom Two** 10' 4 maximum" x 10' 0 maximum" (3.15m x 3.05m) Radiator, built-in storage cupboard, eaves storage cupboard, access to loft space.

#### **Outside**

**Attached Single Garage** 18' 8" x 8' 8" (5.69m x 2.64m) Metal up and over door, sink, side door access.

**Rear Garden** Paved patio area with steps up to lawned area, enclosed by mature trees and shrubs and fencing, outside tap. Please note the Cottage runs on separate Propane tanks.

**EPC Rating:** Band E - Main House

**EPC Rating:** Band F - Keepers Cottage

# West Chiltington Road, Storrington, Pulborough, RH20

Approximate Area = 5347 sq ft / 496.7 sq m

Limited Use Area(s) = 440 sq ft / 40.9 sq m

Loft Storage = 924 sq ft / 85.8 sq m

Garage = 780 sq ft / 72.5 sq m

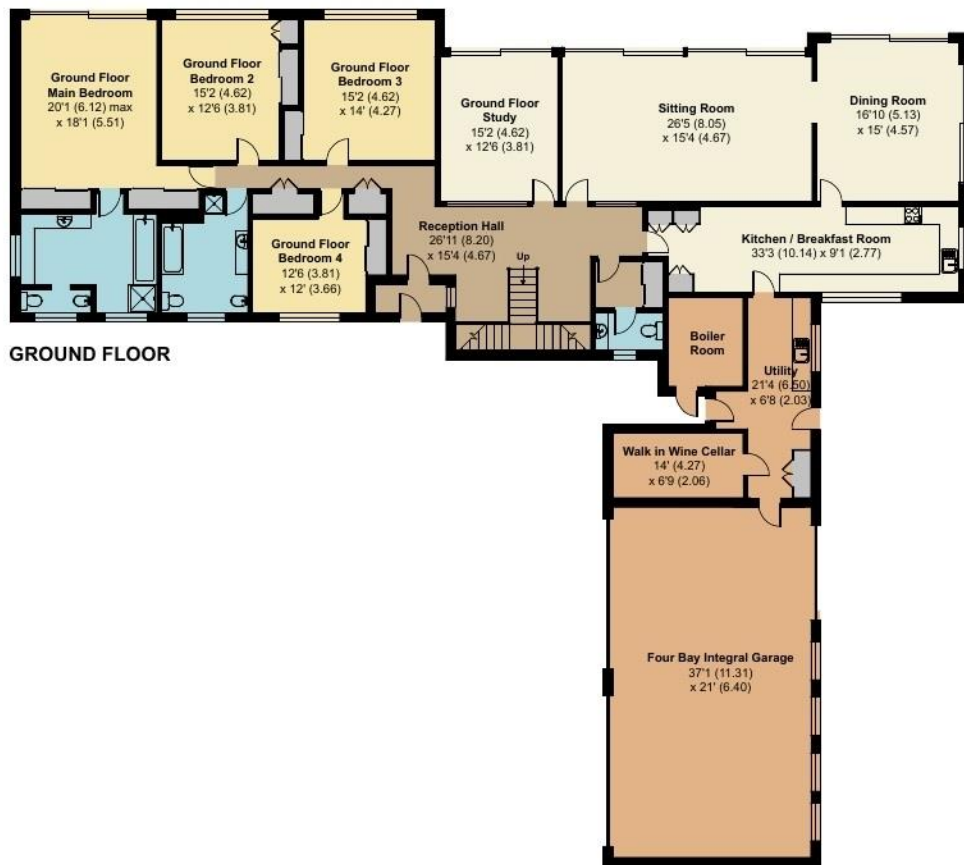
Annexe = 1181 sq ft / 109.7 sq m

Total = 8672 sq ft / 805.6 sq m

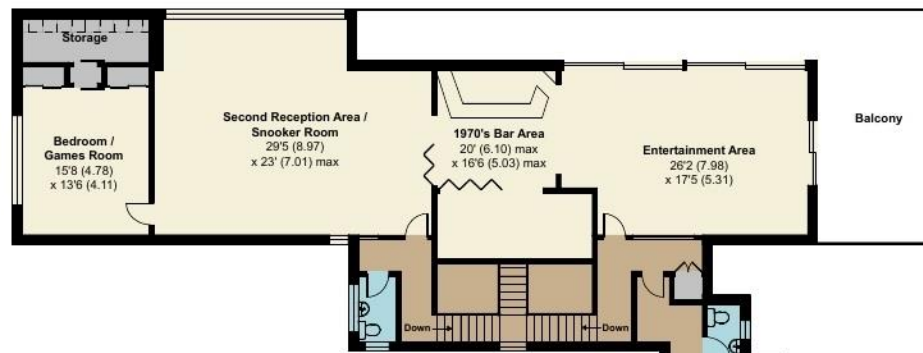
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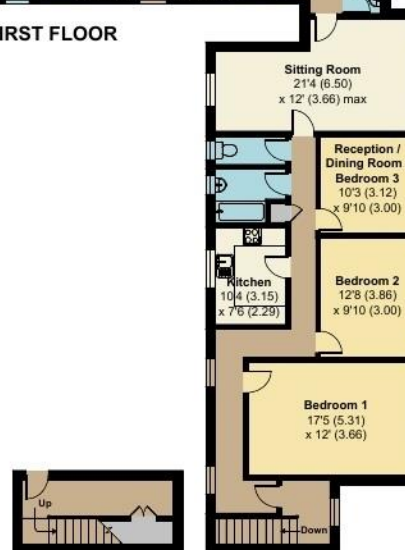
Denotes restricted head height



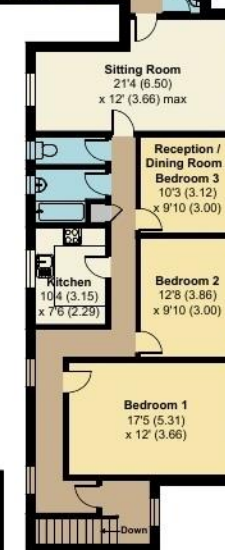
GROUND FLOOR



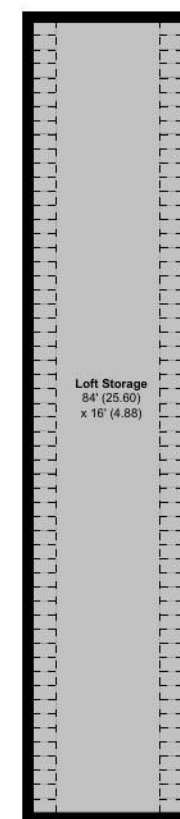
FIRST FLOOR



ANNEXE GROUND FLOOR



ANNEXE FIRST FLOOR



Loft Storage  
84' (25.60)  
x 16' (4.88)

Floorplan - Main House  
Lot 1

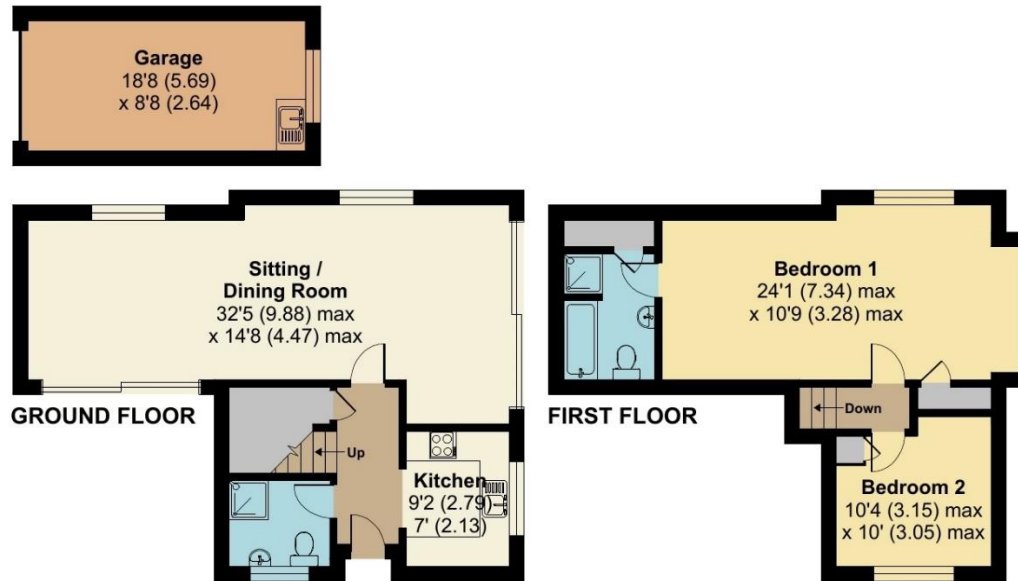
# West Chiltington Road, Storrington, Pulborough, RH20

Approximate Area = 1087 sq ft / 101 sq m

Garage = 166 sq ft / 15.4 sq m

Total = 1253 sq ft / 116.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Fowlers Estate Agents. REF: 1214239

## Floorplan – Keepers Cottage Lot 1



*“We’ll make you feel at home...”*



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