



Woodlands, Crossways, West Chiltington, West Sussex RH20 2QY



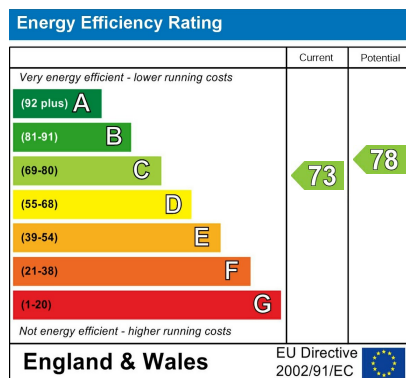


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Guide Price £1,295,000 Freehold



- GENEROUS PLOT OVER HALF ACRE • ELECTRIC CAR CHARGING POINT
- DETACHED DOUBLE GARAGE • SPACIOUS ACCOMMODATION
- FOUR BEDROOM DETACHED PROPERTY • QUIET LANE LOCATION
- SOUTH FACING RAISED TERRACE • AMPLE OFF ROAD PARKING
- LARGE LANDSCAPED REAR GARDEN



Accommodation

Spacious reception hall * Ground floor cloakroom * Study/home office * Sitting room * Family room * Kitchen/dining room * Separate utility room * Principal bedroom suite * Four further first floor bedrooms * Family bathroom * Detached double garage * Off road parking * Large south facing rear garden * Private lane location * EPC rating C

Directions

What3words///reflect.thrusters.twin

The Property

The property is entered via a spacious entrance hall with ground floor cloakroom with underfloor heating, cloaks cupboard and a turning oak staircase with under stair storage cupboard. To the front of the hall there is a study which is ideal for home working and has a window to the front. To the other side of the hall a door leads through to the family room, an ideal space for entertaining. To the far end of the hall a door leads through to the spacious triple aspect L-shaped sitting room with feature fireplace and woodburning stove, windows to front, side and rear and double doors leading out onto the paved raised south facing sun terrace. To complete the ground floor accommodation, there is a large triple aspect kitchen/dining room. To the front is the fitted Neptune kitchen with base and wall mounted units, double Butler sink, centre island all with granite worktops. Built-in appliances including Smeg range cooker, induction hob and extractor fan over. To the rear there is a large dining area with triple aspect views over the beautiful private south facing rear garden, complete with under floor heated tiled flooring. To finish, there is a door leading to the utility/boot room with underfloor heating, space and plumbing for appliances and door to side garden, ideal to take off wet coats and muddy boots. To the first floor there are four good sized double bedrooms with built-in storage, dressing area and en-suite shower room with underfloor heating to the principle bedroom. There is also ensuite facilities to bedroom two, and the two further bedrooms are serviced by a family bathroom at one end and a family shower room with walk in wardrobe and storage to the other, which completes the first floor accommodation.

Outside

The property is approached via large double gates leading through to a spacious stone chip off road parking area and access to detached timber framed double garage and wood store with loft space, power and lighting. To the left and right of the property there is access through to the south facing rear garden with large raised patio sun terrace designed to enjoy the southerly aspect . From here steps lead down onto another large patio sun terrace and level lawn with mature tree and hedge screening to either side offering a good degree of privacy and seclusion. There is a also a purpose built outdoor pergola covered seating area ideal for enjoying long summer evenings.



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 harbours 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.

Services

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

Council Tax

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

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Viewing

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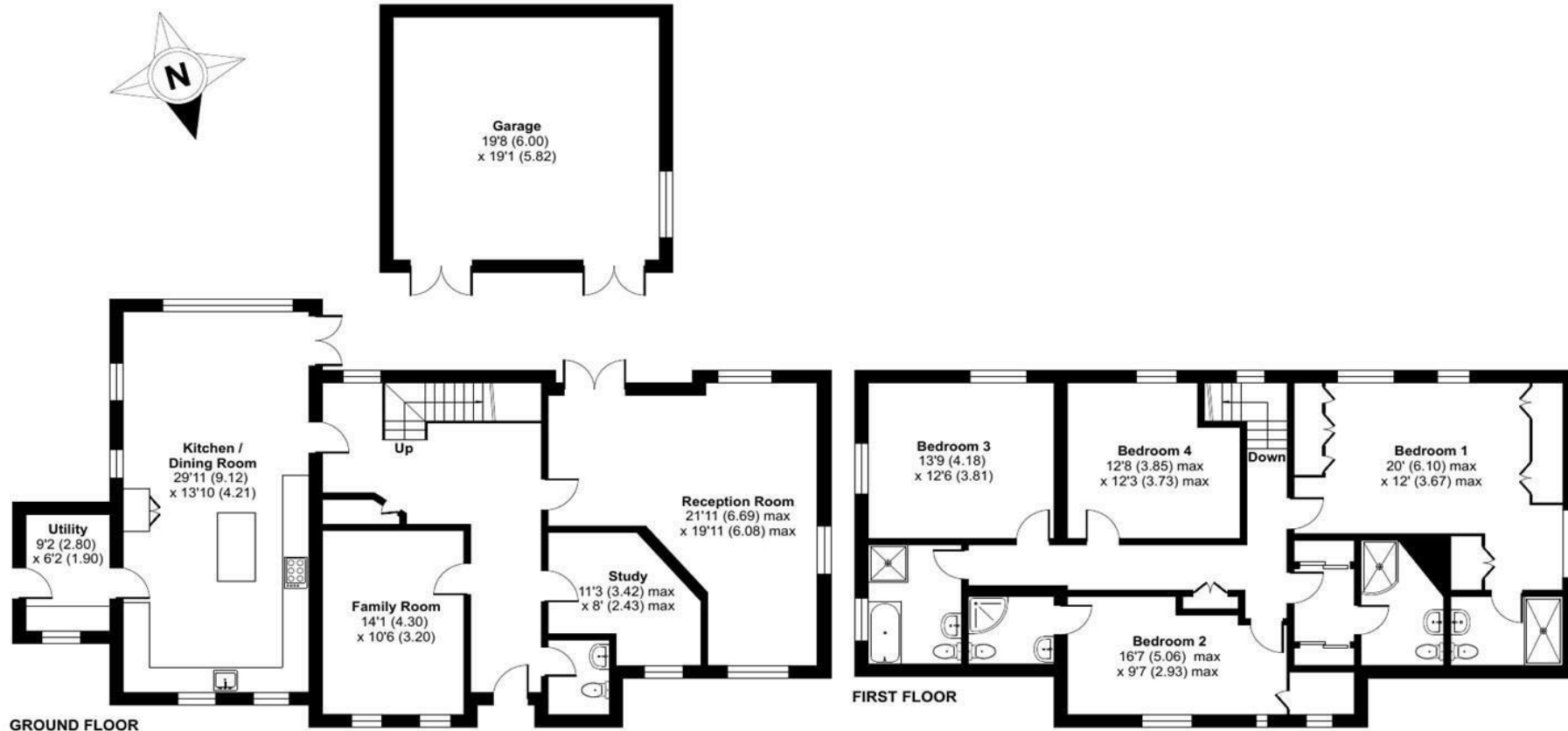
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Approximate Area = 2601 sq ft / 241.6 sq m

Garage = 376 sq ft / 34.9 sq m

Total = 2977 sq ft / 276.5 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). © nichcom 2026. Produced for GL&CO Estate Agents. REF: 1436195

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