Latchetts, Heather Lane, West Chiltington, West Sussex RH20 2NZ

GL & CO
ESTATE AGENTS

Latchetts, Heather Lane,
West Chiltington, West Sussex RH20 2NZ

Guide Price £1,575,000 Freehold

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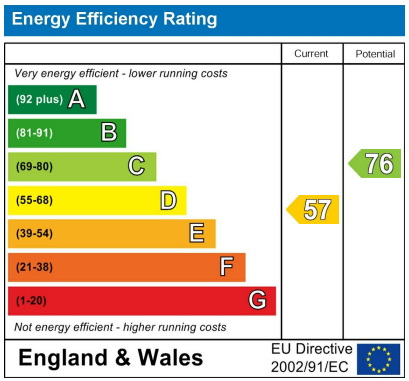
- WONDERFUL CHARACTER PROPERTY
- ANNEX POTENTIAL
- ACCESS TO GATWICK AIRPORT
- DOUBLE GARAGE WITH SUITE ABOVE
- MAINLINE STATION AT PULBOROUGH
- QUIET LOCATION
- SWIMMING POOL COMPLEX
- FAMED WEST SUSSEX GOLF COURSE NEARBY
- AMPLE OFF ROAD PARKING
- THREE OUTSIDE DINING AREAS



Accommodation

Entrance porch * Reception hall * Large drawing room * Extended modern fitted Kitchen/dining room * Formal dining room * Laundry/utility room * Ground floor shower room * Large study/home office * First floor bedroom above * Day room * Games room * Galleried landing and seating area * Four further first floor bedrooms, two with en-suite facilities * Family bathroom * Double garage * Separate self-contained suite above * Swimming pool * Landscaped gardens * Gated entrance * Views over adjoining woodland * EPC rating D

Directions

From the offices of GL & Co Company in the High Street, Storrington proceed in an easterly direction and turn left up School Hill (B2139). At the brow of the hill turn left into Fryern Road and continue west towards West Chiltington. On entering West Chiltington where the road forks take the left hand turn into Monkmead Lane and continue along passing The Roundabout Hotel on the left hand side and take the next left into Heather Lane. The property will be seen shortly thereafter on the left hand What3words///pizza.latitudes.budding

The Property

A truly stunning and extremely well presented country retreat built in 1934 by renowned local builder Reginald Fairfax Wells. Entered via an ornate turreted entrance porch, you walk into a double height reception hall with a sweeping staircase leading to a glorious galleried landing and seating area. To the left of the reception hall there is an expansive triple aspect drawing room with exposed beams and inglenook fireplace. From here a door leads through to a wonderful extended and remodelled bespoke fitted kitchen/breakfast room with underfloor heating with access onto the rear garden, and the convenient and well-appointed dining room, also with underfloor heating. Steps lead down into the south wing of the property, which has an incredibly versatile layout and could be used as part of the main property, or as potential independent living accommodation. It comprises of a separate kitchenette/utility room, ground floor shower room, generous study/home office, another sitting room and further games room which could also be used as a bedroom. Above the study, there is a further bedroom reached via a feature spiral metal staircase. To the rear of the landing there is a spacious principal bedroom suite with a generous en-suite bathroom and dressing area. There are a further two bedrooms with the rear bedroom also benefitting from an en-suite shower room and a terrace coffee area below.

Outside

A house of stature, Latchetts sits proudly within its grounds enjoying lovely views over the adjoining protected woodlands that lead onto the famed West Sussex Golf Club. The property is located in a quiet lane and is approached via an electric gated entrance leading onto a large gravel parking area with space for up to eight vehicles. To the front of the property, there is a well screened expansive lawned area with a railed circular ornamental pond with water feature. To the front of the `south wing? there is a large flagstone terrace and seating area with dining hut and fire pit ideal for barbequing and enjoying the evening sun in peace and privacy. To the left of the driveway, there is access to double garage with electric doors, light, power and room above.Through a wisteria clad adjoining wall, an arched entrance leads you to the private well screened rear garden, interspersed with level lawned areas, and vegetable/herb garden to the right. To the left is a fabulous outdoor pool complex, complete with paved bathing area, pool house and economical air source heat pump. To the rear of the garage, steps lead up to a first floor self-contained suite that sits above the garage, consisting of a boutique kitchenette, separate shower room and studio bedroom enjoying lovely views towards the adjoining woodland.

Situation

West Chiltington is a sought after village enjoying a semi-rural atmosphere yet having local shops, primary school, parish church and two post offices. 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 in Storrington and Tesco and Sainsbury?s in Pulborough and other amenities including cafes, bank, doctors, dentists, schools and churches of various denominations and artisan shops and nearby restaurants.

Sporting and Recreation

There is golf at Pulborough (West Sussex Golf Club), Cowdray Park and Goodwood with tennis at West Chiltington and Storrington. Squash courts also in Storrington together with 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 Wiggonholt Brooks between Pulborough and Storrington.

Services

Mains drainage, metred water and electricity. Gas fired heating. According to Ofcom for this address Superfast broadband is available. Highest download speed is 39 Mbps.

Council Tax

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

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

Viewing strictly by appointment through GL & Co. 01903 742354 or email: enquiries@glproperty.co.uk

Forest View

Heather Lane, RH20

Approximate Gross Internal Area = 348.0 sq m / 3746 sq ft
Outbuildings = 70.1 sq m / 754 sq ft
Total = 418.1 sq m / 4500 sq ft

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1073594)

Agent note and the vendors/landlords of this property, whose agents they are, give notice that: 1. Our particulars are for guidance only and are intended to give a fair overall summary of the property. 2. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. 3. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. 4. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service, system or appliance. Accepted offers from purchasers are subject to a mandatory anti money laundering (AML) ID check. The non-refundable fee is payable when the offer is agreed, before the sales memorandum is issued.