



Spindrift Cottage, Nyetimber Lane, West Chiltington, West Sussex RH20 2ND

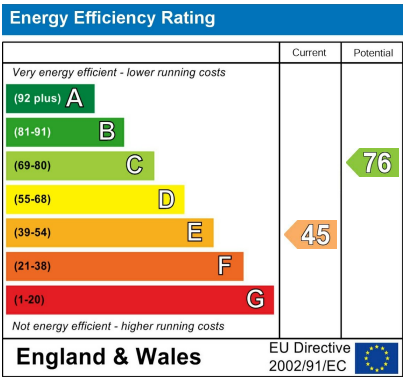


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Offers In Excess Of £950,000 Freehold



- Established grounds approaching 0.43 acres
- Mature landscaped gardens offering a high degree of privacy
- Close to woodland walks and local village amenities
- Four double bedrooms
- Double garage



DIRECTIONS
What3words:///composer.ferried.elephant

THE PROPERTY
Occupying a delightful position along a picturesque tree-lined lane, this substantial detached cottage-style home offers beautifully balanced accommodation, generous living space and stunning south-facing gardens extending to approximately 0.43 acres. Combining character features with practical family living, the property enjoys a peaceful setting whilst remaining within easy reach of local amenities and countryside walks.

The welcoming reception hall provides an impressive introduction to the property, setting the tone for the spacious accommodation beyond. The triple-aspect sitting room is a particularly attractive space, flooded with natural light throughout the day and centred around a feature Jetmaster fireplace. French doors open directly onto the rear terrace and gardens beyond, seamlessly connecting the indoor and outdoor living spaces and making it ideal for both entertaining and everyday family life.

The formal dining room enjoys its own feature fireplace and offers ample space for larger gatherings, whilst opening through to a conservatory which provides delightful views across the beautifully maintained gardens. The conservatory creates a wonderful additional reception area from which to enjoy the changing seasons and the property's attractive setting.

At the heart of the home lies the well-appointed kitchen/breakfast room, fitted with a comprehensive range of cabinetry complemented by generous work surfaces, a central island and a selection of integrated appliances. There is ample space for informal dining, making it a sociable hub of the home. A separate utility room provides further storage, laundry facilities and practical workspace, with direct access to the outside.

To the first floor, the principal bedroom suite provides an excellent retreat, benefiting from fitted wardrobes, a dedicated dressing area and a modern en-suite shower room. Three further well-proportioned bedrooms offer comfortable accommodation for family and guests alike, two of which enjoy fitted wardrobes. These rooms are served by a stylish family bathroom fitted with a contemporary suite.

OUTSIDE
The property is approached via a gated driveway providing extensive parking and turning space, together with access to a double garage with electrically operated doors. A substantial timber outbuilding with light and power offers excellent additional storage, workshop potential or space for hobbies. The gardens are a particular feature of the property, extending to approximately 0.43 acres and enjoying a desirable southerly aspect. Beautifully landscaped and thoughtfully designed to create a sense of privacy and seclusion, the grounds comprise expansive lawns, mature trees, colourful rhododendrons and well-stocked borders. A raised paved terrace provides an excellent setting for outdoor dining and entertaining, while various secluded areas throughout the garden offer peaceful spots to relax and enjoy the surroundings. The gardens wrap around the property and combine to create a wonderfully private and established setting.





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.

SERVICES

Mains water, electricity and drainage. Ground source heat pump,
According to Ofcom for this address Ultrafast broadband is available.
Highest download speed is 1800 Mbps.

COUNCIL TAX

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

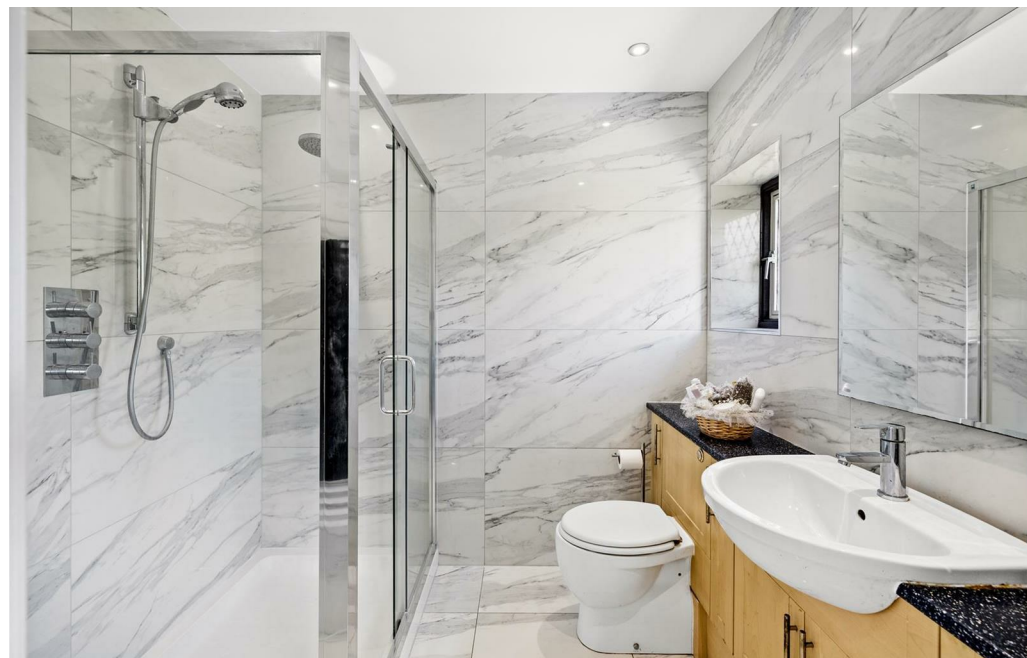
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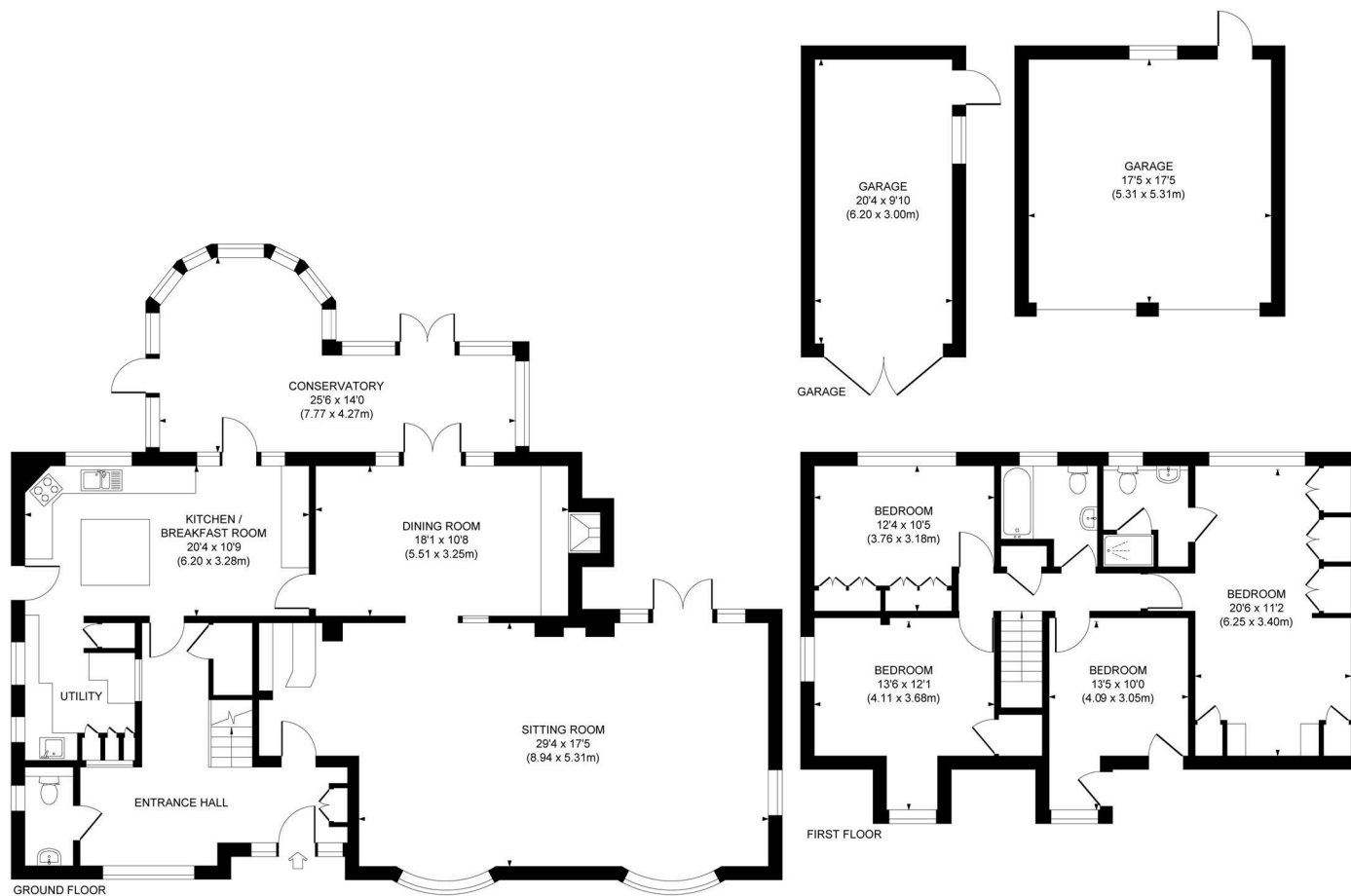


Approximate Gross Internal Area

Main House 2,440 sq. ft / 226.68 sq. m

Garage 503 sq. ft / 46.73 sq. m

Total Area 2,943 sq. ft / 273.41 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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