



Stream Farm Cottage, Stream Lane, West Chiltington, West Sussex RH20 2HG





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By Auction £475,000 Freehold



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- CHARMING GRADE II LISTED COTTAGE
- OPEN FIREPLACE IN SITTING ROOM
- SEPARATE DETACHED BUILDING MEASURING JUST UNDER 800 SQ.FT
- COTTAGE GARDEN TO FRONT AND SUNNY SECLUDED REAR GARDEN
- HUGE AMOUNT OF CHARACTER
- VACANT POSSESSION
- SITUATED IN QUIET COUNTRY LANE
- CLOSE TO LOCAL VILLAGES, MAINLINE STATION IN PULBOROUGH

Accommodation

Storm porch * Sitting room * Conservatory * Kitchen * Scullery * Two bedrooms * Bathroom * Useful detached store measuring just under 800 sq.ft Ideal annexe potential subject to Planning * Two sheds * Greenhouse* Cottage style front garden * Secluded sunny westerly rear garden * Parking for one vehicle *

Directions

From the offices of GL & Co. in the High Street, Storrington proceed in an easterly direction to the mini-roundabout and turn left up School Hill (2139). At the brow of the hill turn left into Fryern Road heading west towards West Chiltington. Continue straight on and upon entering West Chiltington where the road forks, proceed straight ahead into Common Hill, At the crossroads, turn left into The Common. Continue along and into the West Chitlington road, turning right on the bend into Nutbourne Road. After a short distance turn right into Stream Lane. The property can be found after approximately 200 meters on the left hand side? What3words///frightens.ideas.slowly

The Property

This attractive Grade II Listed property is beautifully positioned off a quiet country lane in the popular hamlet of Nutbourne, being close to the amenities of the surrounding villages as well as Pulborough, with its mainline train station. The detached cottage offers a huge amount of character with beautiful gardens to the front and rear as well as a detached building measuring 760 sq ft, which could be used for a variety of purposes (subject to the necessary planning consent). The accommodation comprises storm porch with door leading into the sitting room, which has an open fire with brick surround and hearth. There is a door to the rear, leading out to the conservatory enjoying a pleasant outlook across the gardens. Also off the sitting room is the kitchen with wooden block flooring, range of wall and base units and a fireplace, with a further door leading into the scullery, giving access to the left and into the gardens. There is a separate WC. From the sitting room stairs lead to the first floor landing. The principal bedroom with exposed beam is a double aspect room with ample built-in wardrobe storage. Bedroom two is also double aspect with views across neighbouring countryside and beyond and there is a family bathroom with white suite, part tiled walls and panel enclosed bath.

Outside

To the front of the property is an attractive cottage garden with brick pathway leading to the front door, and around each side of the property and into the rear garden. Either side of the path are areas of level lawn beautifully interspersed with flower and shrub borders enclosed by picket fencing. The rear garden enjoys a sunny westerly aspect with a high degree of privacy and seclusion. A brick pathway leads through the lawned garden to a patio terrace and a door leads into a further detached building with power and light. This was used as ancillary accommodation by the previous owner. Please note that we would ask potential purchasers to make enquiries with regard to the planning status of the building depending on what they wish to use it for. There are also two wooden sheds, a greenhouse and parking for one vehicle.



Situation

Nutbourne is a beautiful, vibrant and friendly hamlet on the edge of West Chiltington. It boasts a thousand years of history stretching back before the Norman Conquest and has spectacular views across the rolling hills of the South Downs. Nutbourne comprises family homes nestling among farms, workshops and vineyards. A 19th century windmill provides the charming setting for a tasting at Nutbourne Vineyards and you can step out onto its first floor balcony and survey the slopes of south facing vines. Also in Nutbourne is the popular 16th century, Rising Sun public house, which combines traditional and contemporary features. West Chiltington has local shops, primary school, parish church and a post office and the village lies approximately three miles east of Pulborough, which has a main line railway station. 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. Both Pulborough and Storrington offer shopping facilities, with a Waitrose store in Storrington and Tesco and Sainsburys in Pulborough and there are other amenities including a bank, 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, which also has Chanctonbury Leisure Centre having a gym and running various fitness classes. There is extensive walking and riding facilities close-by and on the South Downs National Park and a large RSPB Nature Reserve at Wiggonholt Brooks between Pulborough and Storrington.

Services

Mains water and electricity. Oil fired heating. According to Ofcom for this address Ultrafast broadband is available. Highest download speed is 1800 Mbps.

Council Tax

Council Tax Band F. 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

Disclaimer

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To arrange a viewing call us on 01903 742354 or email enquiries@glproperty.co.uk

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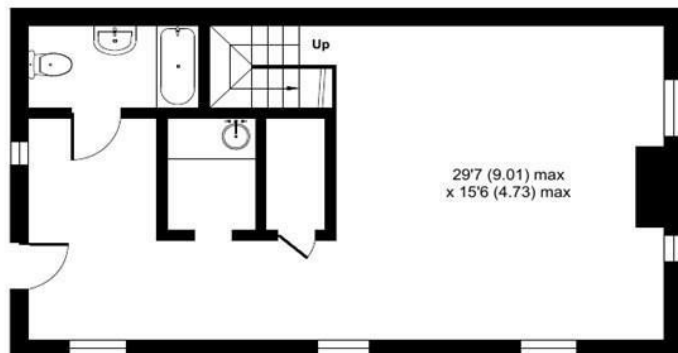




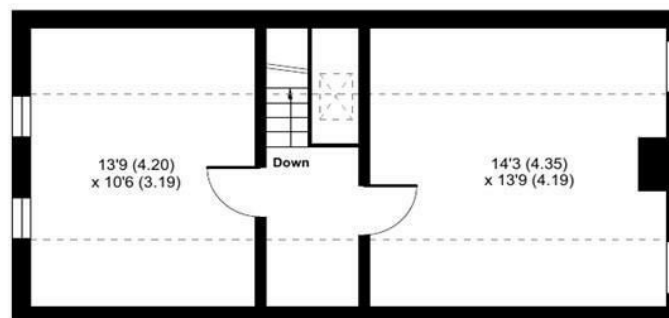
Stream Lane, Nutbourne, Pulborough, RH20

Approximate Area = 860 sq ft / 79.8 sq m
 Limited Use Area(s) = 185 sq ft / 17.1 sq m
 Outbuildings = 761 sq ft / 70.6 sq m
 Total = 1806 sq ft / 167.5 sq m

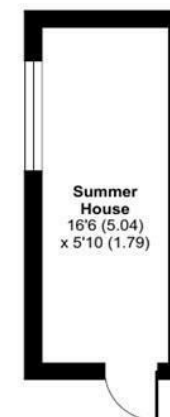
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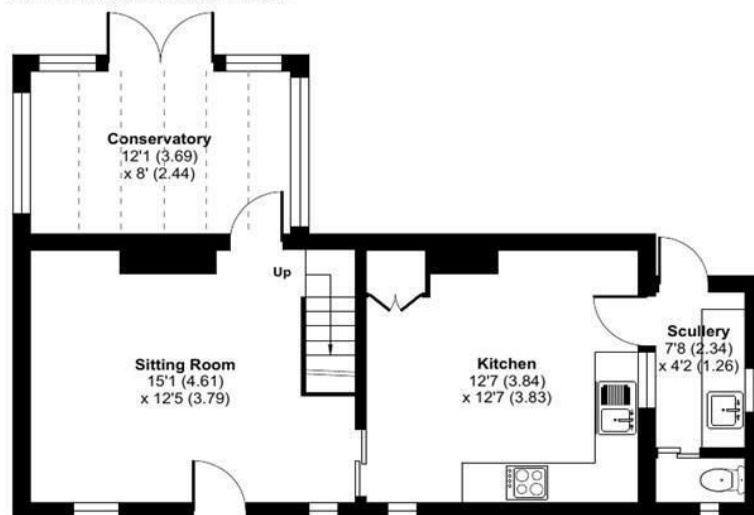
OUTBUILDING GROUND FLOOR



OUTBUILDING FIRST FLOOR

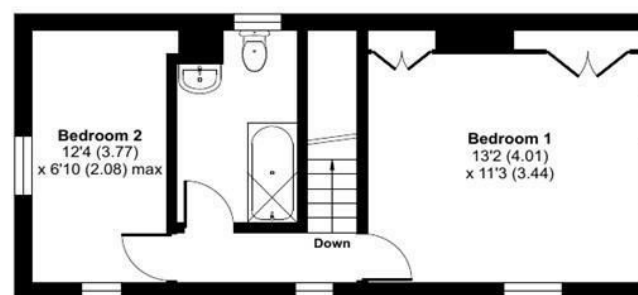


OUTBUILDING



GROUND FLOOR

Denotes restricted
head height



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025. Produced for GL&CO Estate Agents. REF: 1261870

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