



Price Range £900,000 - £950,000
Roundabout Lane, West Chiltington

kw **MARTIN LUNDY**
ESTATE AGENTS

Roundabout Lane, West Chiltington, RH20 2RB

Reginald Fairfax Wells was a well known London based architect who, in the 1920s and 1930s, designed and built about two hundred homes across Kent and Sussex. Seventy or so of these unique 'Wells Cottages' were built in West Chiltington, all standing within good sized plots and in the style of 17th Century properties, with thatched roofs, interesting windows and lots of character.

One such cottage is this. Set along a beautiful country lane, this detached four bedroom property offers a warm, welcoming feel with flexible accommodation set over two floors. The mature garden offers a good degree of peace and seclusion and the plot is a little under half an acre. There are five receptions rooms, including a study and a sunroom, making this a lovely home from which to entertain family and friends. There are three double bedrooms and two bathrooms upstairs plus a fourth bedroom and a cloakroom with shower on the ground floor.

The driveway sits behind a five bar timber gate and in front of an attached garage with remote control roller shutter door for ease of access. Home workers will appreciate the smart, modern detached garden room with bi-folds which would alternatively make a lovely artists studio or "mini annexe" with its own cloakroom / wc.

Commuters will appreciate the easy access to London and Gatwick from Pulborough mainline railway station, approximately three and a half miles away. There is a lovely, friendly primary school on the other side of West Chiltington, with older children catching a school bus to either The Weald or Steyning Grammar. There are plenty of shops, country pubs and restaurants within a few minutes drive, with medical centres at both Pulborough and nearby Storrington villages, the latter featuring a Waitrose supermarket.

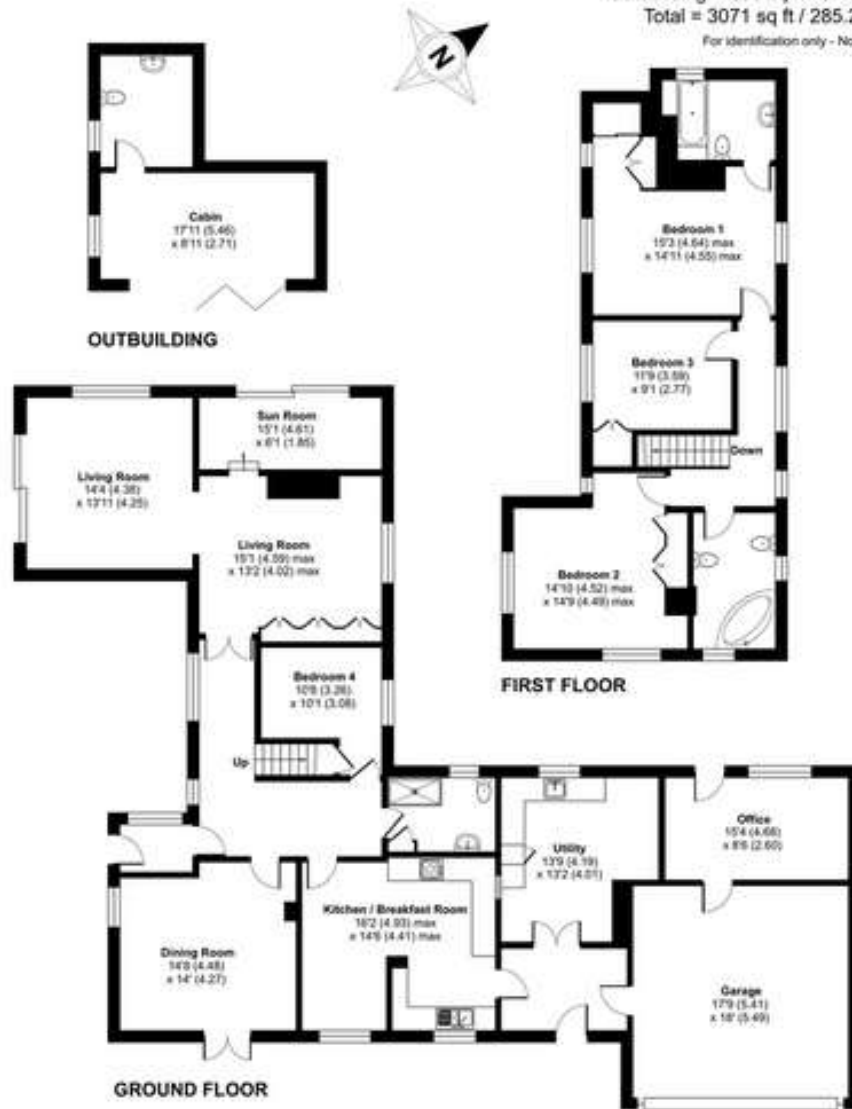




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Approximate Area = 2515 sq ft / 233.6 sq m
 Garage = 320 sq ft / 29.7 sq m
 Outbuilding = 236 sq ft / 21.9 sq m
 Total = 3071 sq ft / 285.2 sq m

For identification only - Not to scale

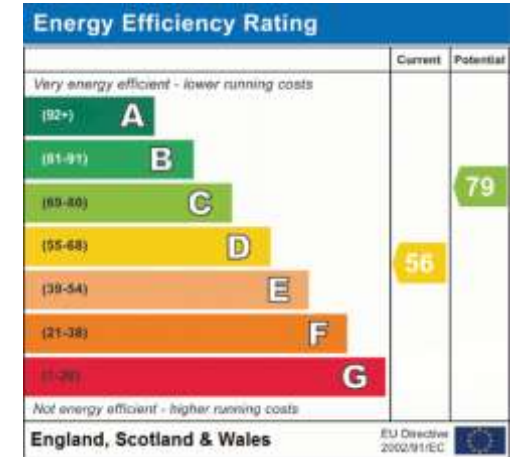


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential, 1st Edition, 2023. Produced for Lundy-Letter Ltd. REF: 1493567

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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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