



Price Range £900,000 - £950,000

Oakridge, Monkmead Lane, West Chilmington

 **MARTIN LUNDY**
ESTATE AGENTS

Oakridge, Monkmead Lane, West Chiltington, RH20 2PG



Standing in mature, beautifully landscaped gardens, this substantial detached house offers family-friendly accommodation in an excellent location, just over the road from Monkmead Woods, perfect for dog walking. The flexible living space includes a large, welcoming hallway and a breakfast kitchen with utility room and a boot room leading off. There's a very sociable L-shaped living / dining which opens onto a cosy conservatory, plus a separate study and a snug, currently used as a cinema room but which would also make a great play room or teen den. All four bedrooms are doubles, there are two bathrooms and plenty of built in storage upstairs, including in the eaves. Outside, the driveway has parking for a number of vehicles and the oversized garage / workshop would be excellent for storing and working on classic cars or motorbikes.

Set back from the road, the property feels private and secluded, with lots of space inside and out for children to play or adults to socialise with family and friends. The village shop, two pubs, primary school and The Roundabout Hotel are all close by, plus an active village hall, cricket and tennis clubs and a large play area with outdoor gym.

Nearby Pulborough and Storrington offer further local amenities, including a Waitrose supermarket in the latter and a mainline station in the former, with direct routes to London and Gatwick.





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Approximate Area = 2357 sq ft / 218.9 sq m
 Limited Use Area(s) = 184 sq ft / 17 sq m
 Garage / Workshop = 186 sq ft / 17.2 sq m
 Total = 2727 sq ft / 253.1 sq m

For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR




Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © redroom 2020. Produced for Lundy-Lester Ltd. REF: 1453600



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.

| Energy Efficiency Rating | | |
|---|---------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |



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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.