



The Old Dairy | Coolham Road | West Chiltington | West Sussex | RH20 2LH





## The Old Dairy

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**£665,000.**

A detached three bedroom country bungalow beautifully located in a tucked away spot with an excellent degree of seclusion. The property has good size family accommodation yet has a cottage feel with a fireplace in the living room and a kitchen with cottage style units. Outside the property truly comes into its own. The garden has seclusion with a central path leading to the property and the large terrace. There is a paddock by the bungalow and garden which has a field shelter, The paddock is ideal for animals, storage or a variety of hobbies. Additional outbuildings include a double car port and several sheds. There is ample parking for several vehicles.

**Council Tax= F.**  
**EPC Rating= F.**

### Entrance

Double glazed door leading to:

### Entrance Hall

Full height double glazed windows, vaulted ceiling, door to:

### Dining Room

Double glazed windows, covered radiator, electric heater, opening to:

### Kitchen

Cottage style units comprising: wooden work top with inset sink unit with mixer tap having base cupboards under, further matching work surface with inset four ring ceramic hob and oven beneath, airing cupboard housing hot water tank, cupboard concealing oil fired boiler, further work surface with base cupboards and drawers beneath, integrated fridge/freezer, eye-level cupboards, radiator with shelf over, double glazed window, access to roof space, door to:

### Rear Lobby/Utility

Work top with space and plumbing for washing machine beneath, eye-level cupboard, door to the outside and rear of the bungalow.

### Bathroom

White suite comprising: panelled bath with mixer tap and hand

held shower attachment, pedestal wash hand basin with mirror over, light/shaver point, w.c., radiator, one double glazed window and one single glazed window.

### Large Hall

Running along the side of the property with several double glazed windows having an outlook over the front with paddock beyond, double glazed door leading to the outside, radiator.

### Living Room

A charming room with plenty of light provided by the triple aspect and double glazed double opening doors leading to a patio, garden and paddock beyond. There is a shallow bay with double glazed windows and two further double glazed windows, covered radiator, centrepiece brick fireplace with matching hearth, two fitted cupboards.

### Bedroom One

Triple length fitted wardrobes with mirror fronted sliding doors, covered radiator, double glazed window.

### Bedroom Two

Fitted cupboards, double glazed window, radiator.

### Bedroom Three/Study

Radiator, double glazed window, access to roof space.

### Shower Room

Located off the hall with a good sized shower cubicle with electric mixer shower, pedestal wash hand basin with mirror over and light/shaver point, w.c., radiator, access to roof space.

### Grounds and Gardens

Beautifully located and approached along a long drive which turns, leading to a parking space for several vehicles and car barn. To the side of the parking is a small area of lawn with a long shed. At this point there is a five bar gate that gives access to the paddock, and a wrought iron gate opens, and you are greeted by a long path with lawns to either side and Beech hedge to one side that then leads to the paddock. Adjacent the property a path encompasses the bungalow, this leads to a large terrace with a further five bar gate giving an additional access to the paddock.

### Paddock

Approximately a third of an acre and located directly to the side of the bungalow with field shelter.





Approximate Floor Area = 112.9 sq m / 1215 sq ft  
(Excluding Open Spaces / Sheds)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #103682



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