

Price Range £675,000 - £700,000

Cragside, Little Hill, West Chiltington

MARTIN LUNDY
ESTATE AGENTS







Cragside, Little Hill
West Chiltington, RH20 2PU

Set high above the road, this four double bedroom detached home offers flexible accommodation over two floors, with scope for the next owner to add their own stamp of personality through modernisation. There's almost 2500sq ft of living space, plus a large loft and two oversized single garages, one of which is more than 25ft long.

The driveway entrance is shared with the cottage next door and there's a useful layby owned by the property, which sits alongside Little Hill. All local amenities are close by, including the primary school, playground and village hall. There are shops, pubs and The Roundabout Hotel within a few minutes walk, with further facilities to be found at the neighbouring villages of Storrington and Pulborough, the latter boasting a mainline railway station with direct routes to London and Gatwick.

Downstairs are four reception rooms, including a conservatory which opens onto the rear garden, which has a westerly aspect, perfect for making the most of the evening sun. The breakfast kitchen has space for a table and chairs and there's a courtyard beyond, a lovely suntrap. Three of the bedrooms are on the ground floor, one with an ensuite and there's a good sized family bathroom. Upstairs is a lovely main bedroom suite with another bathroom and a study area overlooking the entrance hallway.













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Approximate Area = 2475 sq ft / 229.9 sq m (excludes void)
Limited Use Area(s) = 825 sq ft / 76.6 sq m
Garages = 478 sq ft / 44.4 sq m
Total = 3778 sq ft / 350.9 sq m
For identification only - Not to scale

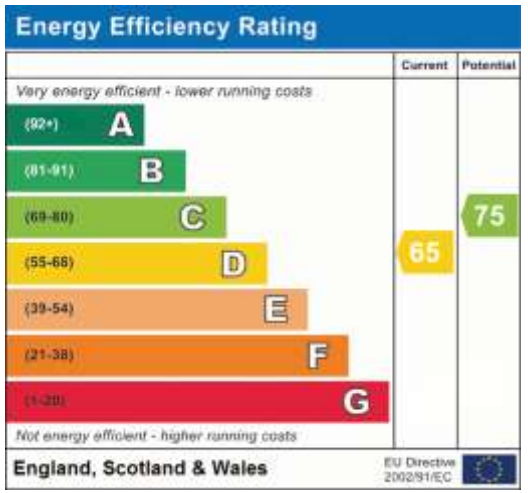


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026
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Energy Performance Certificate

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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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.